SOUTHERN REGIONAL COUNCIL, INC.

M E M O R A N D U M

TO: G. Esser DATE: 3january73

FROM: A. Campbell COPIES: 2

SUBJECT: National Rural Housing Coalition

As Vice-Chairman I am planning to attend a meeting of the officers, executive committee, and committee chairmen of the National Rural Housing Coalition on Tuesday, January 9, in Washington. This is essentially an organizational meeting. Would appreciate any x comments you might make about the Coalition and x and SRC's relationship to it.

I am proposing that we join the Coalition xxxx as a sustaining member, costing $50.00/year.

Please return the attached documents "ASAP"

National Rural Housing Coalition

MEMORANDUM

TO: All Officers and Members of the Executive Committee and all Committee Chairmen of the National Rural Housing Coalition.

FROM: Jon W. Linfield, Executive Secretary.

SUBJ: Meeting, Tuesday, 9 January, 1973, 12:20 p.m.

DATE: 20 December, 1972

It was decided at the ad hoc Structure Committee Meeting of December 7th that all officers and members of the Executive Committee and all Committee Chairmen would meet in the Coalition offices in Washington on the second Tuesday of each month at 12:20 p.m.

This arrangement will hold for at least the months of January and February. During these first two meetings, we will be discussing the outlines of the committee responsibilities and where we go from there. The sooner we can get moving on this, the better.

I hope to see you all here on January 9th.

Merry Christmas.

P.S. Attached is a copy of the minutes of the December 7th Structure Committee meeting.

National Rural Housing Coalition

STRUCTURE COMMITTEE MEETING

Thursday, 7 December, 1972

Pursuant to a resolution passed by the members, the Chairman convened a meeting of the ad hoc Structure Committee at 12 noon, 7 December, 1972, in the Coalition offices in Washington. Present were: Robert E. Johnson (Chairman), Gordon Cavanaugh, Clay Cochran, Steve Bossi, Karen Tobin, Bill Powers, and Jon Linfield.

There was a general discussion of Coalition objectives, organizationally and legislatively, both long- and short-term. It was moved by Cochran, seconded and passed, that the following Committees be established:

1. Regional/State Organizations
2. Finance and Membership
3. Legislative
4. Farm Labor Housing
5. Education and Publications

It was moved by Cochran, seconded and passed, that the Chairman appoint Committee charimen and members (subject to their approval) from among those suggested at the meeting. Mr. Johnson subsequently named the following people to the Committees indicated:

1. Regional/State Organizations: William Powers (Chairman), Jeff Monroe, Jim Stein, Jack Hernandez, Paul Chernick.

2. Finance and Membership: Dan Bedell (Chairman), Steve Bossi, Art Tennies, Gideon Anders, Lenin Juarez.

3. Legislation: Clay Cochran (Chairman), Gordon Cavanaugh, Mary Nenno, Anthony Henry.

4. Farm Labor Housing: Karen Tobin (Chairman), Art Collings, Lee Reno, Jim Upchurch, Eleanor Eaton, John Wilson, Boren Chertkov, Noe Lara.

5. Education and Publications: Norman Dewire (Chairman), Robert Johnson, D. Richard Neill, Phil Brown, Lucy Norman.

Chairmen of all Committees are ex-officio members of the Executive Committee and are urged to attend Executive Committee meetings, to be held in Washington the second Tuesday of each month at 12:20 p.m. in the Coalition offices.

There was a suggestion that a Congressional Rural Housing Coalition might be formed with a whip structure for critical votes. To be effective it would need the housing figures by Congressional District. Executive Secretary was asked to enquire into the possibility of obtaining those figures from the Legislative Reference Service. George Rucker should supply the proper questions.

The Executive Secretary was instructed to draw up a tentative outline of responsibilities of each Committee, subject to revision by the Committees themselves.

The meeting was adjourned at 2:30 p.m.

news service National Rural Housing Coalition
1346 CONNECTICUT AVENUE, N.W., WASHINGTON, D.C. 20036

FOR IMMEDIATE RELEASE
Monday, January 22, 1973

Contact: Jon Linfield
296-4945

Rev. Robert E. Johnson, Chairman of the Board of the National Rural Housing Coalition, has announced the formation of an alliance of organizations with large rural constituencies into the Committee to Preserve Rural America.

At its organizational meeting, the Committee noted that the Constitution requires the President to "take care that the laws be faithfully executed."

Johnson stated that "the arbitrary and capricious way" in which funds have been impounded, programs terminated, and Congressional responsibilities usurped "is clearly not a faithful execution of the laws." One of the immediate goals of the Committee is that impounded funds be released, that moratoria be lifted, and that terminated programs be reinstituted. A further long-term goal is that the Federal government implement its responsibilities with equity as between urban and rural areas, between the wealthy and the workers, and between majorities and minorities. "In short," Johnson stated, "we demand a return to Constitutional, responsible government."

The Committee will act as a clearing-house for information on the social and economic consequences of the Administration's actions which affect health, housing, agriculture, conservation, aging, manpower, education, and community development in rural America. Staff reports will be distributed to associated organizations and, through them, to their various memberships and constituencies.

In its initial statement, the Committee made known its intention to write to the President and Members of Congress, making known its "opposition to these cutbacks in rural programs and our desire to promote orderly rural growth."

The Committee is also planning a "national day of lobbying" in early spring. "Such a day will not be a demonstration or a march," Johnson said, "but rather will bring people from every Congressional district to talk with their Representatives and Senators. Participants will be the working poor who, even with a full-time job, cannot make it without some kinds of Federal assistance."

The Committee also said it would urge Congress to hold hearings in various parts of the country. They would be designed to highlight the effect of Administration action in rural areas. "One of the agriculture committees should undertake such an investigation," Johnson stated.

The Committee is composed of representatives from 28 national organizations including those interested in education, housing, the native American movement, health care, housing, agriculture, conservation, senior citizens, the Spanish-speaking community, and the cooperative movement.

# # #

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NATIONAL RURAL HOUSING COALITION

1346 Connecticut Avenue, NW
Washington, DC 20036
Telephone: (202) 296-4945

Clay L. Cochran, *Chairman*
Robert Johnson, *Vice-Chairman*
Gerald Robinson, *Secretary-Treasurer*

7 December, 1972

Art Campbell
Southern Regional Council
52 Fairlie Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

I am very pleased to inform you that the members of the National Rural Housing Coalition have elected you to the organization's Board of Directors for the three-year term ending in 1975. Further, the Board itself has elected you Vice-Chairman of the Coalition.

I'm enclosing a copy of the by-laws and a list of all the Directors. No formal meetings have as yet been scheduled, but we hope to have a general outline for the year ahead by early in January. You should receive a report on the annual membership meeting within the month.

On behalf of our new chairman, Bob Johnson, and the entire membership, let me thank you for your interest and your willingness to serve.

Sincerely,

Jon

Jon W. Linfield
Executive Secretary

Enclosures.

Art, you really should join the Coalition. If you have, please let me know, but we have no record of it

Jon

1346 Connecticut Ave., N.W., Washington, D.C. 20036

NATIONAL RURAL HOUSING COALITION

JON W. LINFIELD
Executive Secretary (202) 296-4945

Rural Housing

STATEMENT OF CLAY L. COCHRAN

CHAIRMAN, LEGISLATIVE COMMITTEE

NATIONAL RURAL HOUSING COALITION

1346 Connecticut Avenue, N.W.
Washington, D.C. 20036

before the

COMMITTEE ON AGRICULTURE AND FORESTRY

UNITED STATED SENATE

February 5, 1973

Mr. Chairman and Members of the Committee:

My name is Clay Cochran and I am appearing here today on behalf of the National Rural Housing Coalition. The Coalition is a voluntary membership organization with members in all fifty states, whose dues and contributions support our efforts to improve housing in rural America. We have no illusions about how much we have accomplished in the three years since our formation, save this: there has been an awakening in the country and in the Congress to the desperate need for adequate housing in small towns and rural areas.

I want to thank the Committee for this opportunity to discuss with you the effect the Administration's actions are having on this awakening, and of the consequences on lives and livelihoods of rural Americans. I will talk specifically about its import on housing programs, and more generally about its effect on other aspects of rural life.

HOUSING AND RELATED NEED IN RURAL AREAS

I will not dwell in any detail on the scope and depth of the need for housing and related facilities in small towns and rural areas. Suffice it to recall to your attention that (based on 1970 census figures) there are

roughly 31% of our citizens living in non-metropolitan areas, with 58% of all substandard housing in the nation -- either lacking essential plumbing, or overcrowded. In non-metropolitan areas, roughly one house in eight is sub-standard, while the comparable figure for metropolitan areas is one in 25.

At the same time, more than 30,000 rural communities do not have modern water facilities and 40,000 such communities do not have modern sanitation facilities. Debate on the 1972 Rural Development Act in the Senate less than a year ago indicated that $12 billion was needed to provide water and waste disposal systems to rural America.

We have reason to believe that comparable need could be demonstrated for community facilities for meetings, day care, community functions and other socially essential purposes.

HAS THE RESPONSE TO THE NEED BEEN ADEQUATE?

It was widely assumed for years that HUD and its predecessor agencies were providing whatever housing was necessary in rural areas, and no one, except the rural poor who knew better, questioned the implementation of the Housing Act of 1949.

Any examination of the facts would have revealed that the public housing program would have to function differently in rural areas because of the cost of administration, the level of welfare payments, and the skimpiness of Federal subsidy. At the same time, facts would have revealed that a middle-income program like FHA, created as much to serve the industry and private lending institutions as homeowners, could not function adequately in rural areas. There simply were not, and are not, sufficient private lending institutions in those areas.

It was not until 1961 that a modest homeownership program for non-farm

rural families was authorized for the Farmers Home Administration (FmHA). The program was initially financed out of direct appropriations, a tacit admission that the private credit institutions were not out there. This was later amended to enable FmHA to make insured loans, but again the machinery was provided for FmHA to sell its paper in the cities and lend the money in rural areas. It was another admission that the FHA/HUD housing business complex did not function in small towns and rural areas.

THERE IS NOTHING WRONG WITH BASIC FmHA STRUCTURE

In a sense, FmHA was ideally suited to the operation of a direct lending program in rural areas. It has 1,700 offices, generally available to rural people and (given the money) can provide the missing ingredient in rural housing -- a source of credit at reasonable rates. But Congressional appropriations starved the direct loan program, and when FmHA undertook insured loans, the strictures on selling the paper, along with a starvation budget on administrative funds, prevented rational planning and adequate growth.

AND WHAT IS FmHA NOW?

Over the past years, the National Rural Housing Coalition and other rural housing groups have railed at FmHA for its timidity in administering programs; for operating like a financial agency and not a housing agency; for its failure to fight for staff and appropriations; for its reluctance to work with the poorest of the poor; and for a dozen other things. We have always sought to improve the programs. In testimony last year before the Congress, we urged 24 changes and amendments to the rural housing programs.

I mention this only to indicate that we are not unaware of FmHA's shortcomings and inadequacies. But neither are we blind to its successes. The changes we proposed would have made the programs more responsive --

not shut them down. Our suggestions would permit more direct service to the poor -- not deny service of any kind to those most in need. They would have assisted the Congress and the nation in redeeming its pledge to decently house all out citizens -- not slough off that responsibility on others. For indeed the Farmers Home Administration is the only effective agency in the country (except for funds) equipped to bring housing to many low-income rural families. We felt the program was moving, but after June 30, except for a reduced program for middle-income families, it is virtually liquidated.

THE IMPACT OF THE HOUSING MORATORIUM ON RURAL AMERICA

Appended to my statement is a table showing the potential losses, state by state, in both revenue and man years of employment. Our national projections show an 18 month loss of revenue to the states of $1.55 billion and 133,000 man years of work lost. And for what purpose?

Time does not permit more than a couple of state examples, but we estimate that South Dakota will lose nearly $95 million in revenue over the next 18 months, and perhaps even more importantly over 8,300 man years of work.

I am sure the Congress is concerned about jobs and employment. Certainly employers as well as employees are worried. Let me read part of a letter from an employer -- a builder -- in Valley Springs, South Dakota.

> Gentlemen:
>
> I am writing in regards to Farm Home Administration stopping any future interest credit and rental housing loans.
>
> You no doubt know what the results are going to be on a sudden shutdown like this -- especially in a small community such as ours. We have spent the last few months getting prepared for next spring and have applications pending in FmHA office. Much time and effort have gone into those applications.
>
> Normally our business here in Valley Springs would support one or two families but due to the Rural Housing Program we have at present, and have had for the past three years ten families making

their living from this business. If this freeze continues into the next building season we will have to lay off at least six persons, which will hurt this little community considerably.

You will note from our previous letter changes we would like to see in this Rural Housing Program, but a complete shut down all at once is more than we can handle at this time. If need be a complete shut down it should come slowly so businesses like ours can adjust.

Hoping you can be of assistance on these points we remain

Sincerely yours,

s/Howard V. Cotton

Now I've never met Mr. Cotton, and I've never been to Valley Springs, South Dakota. I didn't find it on my office map. But I can tell you this. Howard Cotton is real and so is his concern. And those six people he will have to lay off are real, and so are their families. And so, too, are the 8,332 other people who will be laid off in South Dakota as a result of the destruction of these programs.

Let me cite another example, this one from an extension service agent in Delaware. He writes that in the past calendar year Sussex County FmHA office processed 100 (out of a total of 250) Section 502 home ownership loans with interest subsidies. At an average cost of $18,000 per house the loss of income to Sussex County over the next 18 months for subsidized housing alone will amount to $360,000. "That excludes all projected purchases of new furniture, appliances and household accessories which might normally follow a home purchase."

I am informed by J. Bragg of Dothan, Alabama, the Chairman of the Homebuilders Rural Subcommittee, that if the moratorium is not altered or cancelled, over a thousand small contractors will be bankrupted immediately. Attached is a moving letter from a contractor in Mississippi, tracing his involvement in rural housing and indicating that this moratorium means bankruptcy.

We cannot emphasize too strongly the loss to the emerging rural housing delivery system implicit in the imposed moratorium. It is so critical, and its impact will be felt so immediately, that a later change in the restrictions will not turn on the delivery of rural housing like a faucet.

The initial announcements of the housing moratorium revealed gross discrimination in the way the freeze was imposed on the Farmers Home Administration. Unlike HUD, which is permitted to carry out its commitments, Farmers Home's "pipeline" was stopped as of January 8th. In the confirmation hearings of Secretary Lynn, the Congress was assured that Federally assisted housing starts would not fall below the level of the current year. However, there is no assurance that this will apply to FmHA, despite a partial easing of the moratorium last week.

ADMINISTRATION'S JUSTIFICATION INADEQUATE

We have reviewed major statements by the Administration concerning the housing freeze, including the testimony of Secretary of Agriculture Earl Butz before this Committee. The burden of Mr. Butz's remarks is that rural people must sacrifice in order to curb inflation. In the first place, the inflationary factor involved in the rural housing programs the Administration plans to scuttle is minor. We estimate that the $1.25 billion in interest credit loans knocked out of the proposed FY'74 budget by the Administration would represent a savings of $27.2 million in direct subsidy costs. These savings are dwarfed by the proposed $4.7 billion increase in military expenditures next year, an amount nearly 175 times greater than the anticipated cuts in the rural housing program.

Additionally, we don't believe that robbing rural people is the way to deal with inflation, and we agree with economists like Leon Keyserling that the way to fight inflation is to put America and its full productive capacity to work.

In a speech before a county chamber of commerce and agriculture in Browfield, Texas, Under Secretary of Agriculture J. Phil Campbell offered another, and equally unsuitable justification for the slashing of Federal rural programs. Mr. Campbell urged his audience to accept the curtailment of such efforts as the rural electrification and telephone programs and disaster relief loans (which he referred to as "inequitable fringe benefits"), as the price of obtaining Congressional support for "continuing a basic farm program." We submit that housing, and clean water, and sanitary facilities are basic to the nation's farm and rural policies.

If this Congress, given an opportunity to exercise its Constitutional prerogatives, decided to reduce Federal expenditures rather than give us tax reform, we would contend, nevertheless, that destroying the small rural housing program is not a proper target. It cannot be argued that the rural housing programs are tainted with corruption. It cannot be argued that $27 million is a major element of inflation in an economy with a Gross National Product of $1.1 trillion a year.

Now, we do not defend the interest credit mechanism as being either adequate or desirable ways of providing decent housing, as contrasted with other ways. We urge its continuation only until something better is substituted; i.e., direct Federal loans. The only reason we have inordinately expensive programs like interest credits is the sacred cow of an outmoded Federal budget system. A capital budget would do much to clear the way for rational and economic housing finance programs, and we commend a capital budget both to you and Mr. Nixon. But we do not believe that rural people should be deprived of decent shelter and water and sewer while the Congress and the President decide to operate the country under a rational budget system.

Mr. Chairman,the rural housing program has been operating at less than half the level required to meet the Administration's own housing goals, goals which we have insisted (with what we consider to be convincing evidence) are less than half what they should be for assisted housing for small towns and rural areas -- making the level of operations before the freeze at less than a quarter of the level required if that 1949 goal of the Congress is to be met in this decade.

We urge the Congress to restore programs which it has put together, however belatedly and penuriously. "Hope deferred maketh the heart sick."

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File

RURAL HOUSING NEEDS AND BARRIERS: THE CASE OF CENTRAL APPALACHIA*

by Brady J. Deaton and Charles E. Hanrahan**

The nation's housing needs have recently become a subject of public concern--and rightfully so. The 1970 Census revealed 2.5 million substandard houses in nonmetropolitan areas inhabited by almost 13 million people.[1] Earlier, in 1968, two major government reports presented a picture of unfulfilled housing needs, and the pervasive social, economic, political and institutional obstacles to meeting these needs.[2]

Unfortunately, despite the pressing nature of substandard housing illuminated in these reports, few researchers have responded with serious analysis of the problem. Only passing attention to housing needs was given by the President's Poverty Commission,[3] even though the quality of housing is widely recognized as a key indicator of economic development and the quality of living.[4] If, however, an effective housing policy is to be developed, immediate and extensive research is a prerequisite.

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*To be presented at the annual meeting of the Southern Agricultural Economics Association, Atlanta, Georgia, February 6, 1973.

This research effort was supported jointly by the Commission on Religion in Appalachia, Knoxville, Tennessee and the Department of Agricultural Economics, University of Kentucky and was conducted under the supervision of Dr. Kurt R. Anschel, Associate Professor, Dept. of Agricultural Economics, University of Kentucky.

**The authors are, respectively, Assistant Professor, Department of Agricultural Economics, University of Tennessee, and Agricultural Economist, ERS-USDA. The authors want to express thanks to Dr. Kurt R. Anschel for his substantial input into the study. Many helpful comments were also made by Dr. C. M. Cuskaden.

Purpose

The objectives of this paper are first, to describe, within the context of related social and economic conditions, the housing situation over the decade 1960-70 in one of the most depressed rural areas of the nation--the 60 counties of the Central Appalachian Region (C.A.R.)[5] This area represents one of the most difficult to deal with from a policy perspective because of its social and economic fragmentation. Moreover, it is rarely treated as a unit since parts of the region are in four separate states, and statistical analyses are, consequently, rendered more difficult than for political units such as states or counties. As a result, policy suggestions based on statewide data often do not apply to the Central Appalachian Region. Therefore, our focus on the core problem area may reveal unique problems related to housing development that would otherwise go unnoticed and may provide insight into the general housing picture.

It is our intent to develop a series of hypotheses regarding some of those "social, economic, political and institutional obstacles" to meeting housing needs that were reported by Douglas and Kaiser.[6] In fulfilling this second objective, major attention will be given to reviewing and analyzing the impact of federal housing programs in the region. At the same time, we want to point out data deficiencies which may hamper analysis of key problems. This analysis should provide a foundation for policy recommendations aimed at solving the critical housing problem of Central Appalachia and simultaneously identify important areas that deserve further research efforts.

Housing Conditions: 1960-70

The 1960 Census of Housing revealed that 43.8 percent of the region's houses were in either deteriorating or dilapidated states (Table 1). The most severe problem is in the 26 Eastern Kentucky counties where 47.5 percent of the housing units are listed as deteriorating or dilapidated. The state portions of Virginia, Tennessee, and West Virginia are only slightly below this figure.

Table 1. Number and Condition of Houses by State Portion of C.A.R., 1960

State	All Housing Units Number	Sound Number	Sound %	Deteriorating Number	Deteriorating %	Dilapidated Number	Dilapidated %
KENTUCKY							
C.A.R. 26 counties	156,445	82,130	52.5	52,830	33.8	21,485	13.7
TENNESSEE							
C.A.R. 18 counties	89,617	52,142	58.2	25,557	28.5	11,918	13.3
VIRGINIA							
C.A.R. 7 counties	59,829	32,362	54.9	18,104	30.3	8,863	14.8
WEST VIRGINIA							
C.A.R. 9 counties	129,108	77,030	59.7	35,050	27.1	17,028	13.2
Total*	434,999	244,164	56.1	131,541	30.2	59,294	13.6

Source: U.S. Department of Commerce, Bureau of the Census, Census of Housing, 1960.

See Appendix A for definition of terms.

*Average percentages for the C.A.R. in this and succeeding tables are based on county averages.

The Census categories of sound, deteriorating, and dilapidated were not used in the 1970 Census because of serious judgmental errors in the classification process. For example, the Census Bureau has admitted that dilapidated housing in the U.S. as determined by the 1960 Census was understated by at least one-third.[7] Nevertheless, standards exist to allow some comparison between housing conditions in 1960 and 1970.

Analyses conducted recently for the A.R.C. conclude that in West Virginia and Appalachian Kentucky the condition of much housing is substandard...and lacks standard sanitary facilities.[8] More specifically, a 1968 Model Cities study of

Pikeville, Kentucky, concluded that 62.5 percent of the dwelling units had major deficiencies or were ready for clearance--a much higher figure than either the percentage of unsound housing in Pike County in 1960 (43.6) or the 1960 regional average of 43.9 percent unsound housing.[9]

A further indication of the relative adequacy of housing is the presence of plumbing facilities. Again, this measure reveals a serious problem for the C.A.R. The 1970 Census of Housing shows that 36.7 percent of the housing units in the region have no plumbing facilities, while nationally only 7.1 percent of housing units are without running water and only 10 percent lack bathrooms. Within the region, Kentucky represents the most pronounced problem in this respect with roughly 46 percent of the housing units without plumbing (Table 2). Although, the situation is not so extreme in the rest of the region, the absence of plumbing facilities is still widespread.

Table 2. Number of housing units, and housing units with all plumbing facilities, U.S., four states, and Central Appalachian Region, 1970

State	Housing Units Number	Housing units with all plumbing facilities Number	%
United States total	68,418,062	63,249,416	92.4
Four State total	4,433,892	3,712,708	83.7
Kentucky - 26 counties	163,444	88,836	54.5
Tennessee -18 counties	103,217	70,134	67.8
Virginia - 7 counties	61,402	36,622	59.8
W. Virginia 9 counties	119,856	87,692	73.3
C.A.R. 60 counties total	447,919	283,284	63.3

Source: United States Department of Commerce, Bureau of the Census, Census of Housing, Summaries by State, 1970, Table 2.

Housing Activity: 1960-70

Between 1960 and 1970 the number of housing units in the region increased by 56,906 -- 14.6 percent of the 1960 number (Table 3). The number of housing units constructed in the C.A.R. during the 1960's far exceeds the actual change in the number of housing units during that time, implying that some of the new units replaced old ones.

Table 3. Housing units in 1960 and 1970, change in housing units and houses constructed 1960-1970 Central Appalachian Region[10]

State	Housing units 1960	Housing units 1970	Change in no. of housing units 1960-70	No. of housing units constructed 1960-70
KENTUCKY				
26 counties	140,578	163,444	22,866	32,594
TENNESSEE				
18 counties	80,944	103,217	22,273	27,338
VIRGINIA				
7 counties	54,812	61,402	6,590	11,931
WEST VIRGINIA				
9 counties	114,679	119,856	5,177	13,559
Total	391,013	447,919	56,906	85,422

Source: Compiled from data presented in U.S. Department of Commerce, Bureau of Census, Census of Housing, 1960 and 1970.

Housing units constructed over the decade represent 44.8 percent of the number of deteriorating and dilapidated houses in 1960 (Table 4). This does not imply, however, that each unit constructed replaced a poorer quality house. In fact, the units of housing either destroyed or abandoned total only 30,009--only 15 percent of the number of deteriorating and dilapidated units in 1960. Moreover, the units destroyed or abandoned constitute only 35 percent of new house construction. Comparing the second column of figures in Table 4 with the last column in Table 1, it appears that housing units destroyed or abandoned represent roughly

50% of the number of dilapidated units in 1960 for all state portions of C.A.R. Thus, in spite of some improvement, the unfulfilled need for adequate housing reflected by the large number of deteriorating and dilapidated units remaining, appears to be great by anyone's calculations. No figures are available on the extent of home repair in the region, but the 1970 census suggests that a severe problem remains.

Table 4. Deteriorating and dilapidated housing-1960, construction of housing-1960-1970, units constructed as a percentage of deteriorating and dilapidated housing, Central Appalachian Region

	Deteriorating and dilapidated housing 1960	Units of housing destroyed or abandoned	Units of housing constructed 1960-70	Units constructed as a percentage of deteriorating and dilapidated housing
KENTUCKY				
26 counties	74,315	10,248	32,594	43.9
TENNESSEE				
18 counties	37,475	5,438	27,338	72.9
VIRGINIA				
7 counties	26,967	5,341	11,931	44.2
WEST VIRGINIA				
9 counties	52,078	8,982	13,559	26.0
Total	190,835	30,009	85,422	44.8

Source: Compiled from data reported in Census of Housing, 1960 and 1970.

The Advent and Role of Mobile Homes

In 1969 alone more than 160,000 mobile homes were shipped to the entire Appalachian region.[11] During the decade, 1960-70, roughly 14,000 mobile homes were moved into the C.A.R., representing 16 percent of total housing units constructed in that period.[12] It is not difficult to appreciate the economic and social forces which have contributed to this increased role for mobile homes. Given the low incomes in the region, the mobile home may prove the best alternative for permanent housing.

Other factors which appear to make the mobile home a partial solution to the housing ills of Central Appalachia are low job security and the continuing depopulation of the region which tend to discourage long term investments in permanent home sites. A major cause of job insecurity in the C.A.R., of course, is the declining employment in the coal industry fostered by increased mechanization in shaft mining and the shift into highly mechanized strip mining. These changes in the coal industry have contributed to unemployment and underemployment and sharpened the concern for stability of income streams in the C.A.R.

Further research is needed to investigate the appropriateness of the mobile home as the answer to the region's housing needs. Such a research task must deal with related problems of providing water and sewage facilities as well as other services to a relatively unstable population.

Constraints on Housing Development

In 1967 the Appalachian Regional Commission (A.R.C.) reported five major obstacles to improved housing in Appalachia which reflect problems of both demand and supply:[13]

1. Lack of exact information about building occupancies and demolitions.
2. The failure of communities to take advantage of federal programs.
3. The absence of a capable housing industry to serve parts of the region.
4. A shortage of developable land.
5. The separation of mineral and surface rights in land titles.

The 1970 Census of Housing appears to partially fulfill the need for more complete housing information as called for in number 1. The last two obstacles are more difficult to deal with. It appears, however, that number 4 may be relevant only to the extent that it is interrelated to the separation of mineral and surface rights in land titles, since current technology makes almost any land compatible with sound housing. The problem of separate land titles seems to represent a formidable barrier to housing investment in the C.A.R. Obtaining data on this problem, however, would require a search of county tax records and land titles which was beyond the scope of this paper.

A related problem in parts of the region is the corporate ownership of land which effectively removes a substantial portion of some county's land from the market. As a result, land values on the remaining land increase substantially and serve to drive up the costs of housing. Again, data on this factor could be obtained only with extensive searches of land records and maps at the county level, and would require further research effort.

The second and third problems need to be critically appraised since each has been the focus of federal program attention. On the other hand, these points seem to represent a second level of abstraction, with the primary level being a lack of effective demand for sound housing. Therefore, the remainder of this paper will consist of an appraisal of (1) problems affecting the demand for housing and (2) the relative success of federal programs to facilitate housing development including the second and third problem areas identified by the A.R.C.

The Problem of Effective Demand

Investment in housing represents a significant portion of total investment for most regions of the country. Although housing construction is a stimulant to economic growth and development, effective demand for housing is a derivative of some more fundamental "engine of growth." Effective demand can be viewed as a function of income derived from a sufficiently secure source to justify the long-term investment that housing necessitates. It is within this perspective that the poor state of housing in Central Appalachia can be understood.

Low Incomes

The prevalance of low incomes and abject poverty engendered by an unstable regional economy provide severe restrictions on house building activity. The percentage of families in the 60 Central Appalachian counties with incomes below the Social Security definition of poverty ranges from 15.1 percent in Anderson County, Tennessee, to 61.6 percent in Leslie County, Eastern Kentucky.[14] Median family incomes range from a low of $2,407 in Owsley County, Kentucky to a high of $8,558 in Anderson County, Tennessee. State averages vary from $3,909 in Kentucky to $6,190 in West Virginia in 1970 dollars. Table 5 gives an indication of the changing economic status of the region from 1960-70.

These figures indicate that average incomes have increased over the decade for most of the region. When the 1960 dollar values for median family income are inflated by the Consumer Price Index, some of the changes appear to be relatively insignificant. In fact, Kentucky appears to be no better off than in 1960 and perhaps even worse off. For the 60 counties there are 112,101 families with incomes below the poverty level--only 16,022 fewer than in 1960.

Table 5. Median family income, absolute number and percent of families below the Social Security definition of poverty, 1960-1970

C.A.R. portion of state	Mean value of median income per county* (1970 $ values) 1960	1970	Absolute number of families below Social Security definition of poverty 1960	1969	Percent of families below Social Security definition of poverty 1960	1969
KY. (26 counties)	2995 (3929)	3909	53,404	52,468	50.1	45.1
TENN. (18 counties)	3208 (4209)	4903	26,258	23,274	41.4	32.5
VA. (7 counties)	3372 (4424)	5680	26,604	13,895	45.1	28.8
W. VA. (9 counties)	4617 (6058)	6190	27,857	22,464	30.6	26.1
Mean values for 60 counties	3346 (4390)	4756	2135	1868	44.0	36.6
Total number of families below poverty income			128,123	112,101		

Source: Compiled from Community Profiles, Office of Economic Opportunity, and Bureau of Census, Census of Population 1970.

*These figures represent an unweighted mean of median income per county.

The picture is somewhat brighter for those who are gainfully employed in the region. The mean wage and salary incomes according to the 1970 Census varies from $5440 in the 26 counties of Kentucky to $7352 in the 9 counties of West Virginia. Since these salary figures are much higher than the mean family income figures, it can be concluded that problems such as unemployment, underemployment, disability and age strongly influence the incidence of poverty and thereby the ability to finance new housing.

The Role of Financial Institutions

Effective demand for housing is, in part, a function of the rules and regulations governing the operations of public and private financial institutions. For example, low income people may find it impossible to purchase a house if the down payment is too high even though their monthly income is adequate to meet mortgage requirements. This suggests the importance of considering changes in rules to facilitate effective demand when faced by constraints such as the widespread poverty of the C.A.R.

Banks and Savings and Loan Associations

The operations of savings and loan associations and private banks in the C.A.R. appear to be somewhat restrictive in this regard. These institutions represent the primary source of funds and financial leverage for housing development (Table 6). However, they handle a low volume of FHA and VA mortgages and a number restrict themselves to conventional mortgages only.[15] The latter entail down payments which may vary from 5 to 20 percent or more and are usually amortized over a shorter time period. Each of these requirements are formidable for low income people.

Although the interest rates on mortgages financed by banks and savings and loan associations are comparable to the national average, the average maturity is much shorter--20 years in the C.A.R., compared to 25.8 for the U.S. on new house construction.[16] Likewise, the terms on single-family conventional mortgages for existing houses in the C.A.R. range in maturity from 12 to 20 years while the national average is 23.7 years.[17] Consequently, monthly payments on a given mortgage for C.A.R. residents is significantly higher than the national average even though income levels in the region are far below the national average.

Table 6. Number of housing loans of commercial banks in Central Appalachia by source of security, December 31, 1967 (in thousands of dollars)

	Kentucky 26 counties	Tennessee 18 counties	Virginia 7 counties	W.Virginia 9 counties	C.A.R. 60 counties
Secured by residential properties	48,062	36,823	17,957	61,434	164,276
Insured by FHA	1,075	918	898	11,016	13,907
Guaranteed by VA	306	35	165	1,357	1,863
Not insured or guaranteeed by FHA or VA	46,681	35,870	16,894	49,061	148,501

Source: Checchi and Company, Capital Resources, Appendix G, pp. A-30,A-31.

Insurance Companies

In contrast to the national housing picture, insurance companies have not been actively involved in financing housing construction in the C.A.R. In addressing this issue, the Checci study concluded that: "Insurance companies do not participate because the region lacks mortgage brokers and 'packagers' of mortgages in bundles of 25 or 50 that would become economically practicaly for institutional investors."[18] These factors along with generally high costs of acquisition, preparation, and development of land all impede housing development in the region.

Federal Assistance Programs

Federal programs have attempted to modify both the demand and supply of housing for the benefit of low income people. On the supply side special grants and loans have been provided to non-profit corporations and cooperatives which serve as sponsors of special housing programs for local communities. Efforts have also been undertaken by A.R.C. and OEO to promote the utilization of federal programs by target communities. On the demand side the aim has been (1) to eliminate barriers such as lump-sum down payments and to lengthen the repayment period, and (2) to provide partial subsidies through a system of interest credits and, to a less degree, rent supplements to low income families.

However, the widespread feeling that federal housing programs represent a major subsidy to the poor is not substantiated by available data. In fact, the federal government likely made a net profit on its housing programs up to 1968.[19] Moreover, most housing subsidies--two thirds of the total--are in the form of tax subsidies or deductions on individual and corporate income taxes.[20] Families with incomes above $10,000 receive roughly 55 percent of total housing subsidies while those with incomes below $3000 receive only 8 percent of the total.[21] Much of the pressure behind the recent program cutbacks is probably attributable to the mushrooming of subsidies since 1968, with the primary beneficiaries being the middle and above income classes.[22]

The Various Agencies

The task of delivering federal support for improved housing to rural America has fallen primarily to the Farmers Home Administration (FmHA) which operates in rural areas and small towns up to 10,000 population. Rural housing loans are made by FmHA under provisions in Title V of the Housing Act of 1949.[23] As a result of several major program changes, Title V loans may be used to construct, improve, or repair rural homes and related facilities, farm service buildings, fallout shelters, or water facilities for farmstead and household use.[24] FmHA provides direct federal expenditures as well as guaranties for single and multiple unit dwellings. The major thrust of the agency is in its 502 program which accounted for 80 percent of the total number, and 90 percent of the dollar volume, of loans made in fiscal year 1966.[25]

The Federal Housing Administration (FHA), a second major source of housing assistance, provides guaranties for private investment capital. There are no legislative restrictions on the size of city in which FHA can operate, nor is it prohibited from making expenditures in rural areas. The lending policy vis-a-vis different cities may vary, however, at the discretion of the administration of a particular office. The major FHA program for low income people has been the single unit FHA 235 and the multi-unit 236 program.

Both FmHA and FHA provide subsidy payments in the form of variable interest rates as low as one percent to families whose incomes are sufficient only to meet the appropriate mortgage payments including interest of at least 1 percent. The income of a recipient of the interest subsidy must be below a limit set for occupancy of public housing in the same area. The mortgage cannot exceed a specified amount (usually $18,000) but can be increased in a high cost area or for an unusually large family.[26] Effective interest rates can vary from 1 to 9 percent, depending on income. The programs have been especially helpful nationwide to families in the $4000-8000 a year bracket.[27]

While FmHA and FHA provide the highest percentage of funds for home financing, the Veterans Administration does assist veterans with mortgage financing; but has no special program for low-income people. In general, VA financing can be obtained on favorable terms because of the virtual elimination of down payments. This agency has not been so active within the Central Appalachian Region as either FHA or FmHA.

Local community organization and administrative capability are especially necessary for implementing a program of multi-family dwellings such as that provided for under FHA 236 or Section 515 of FmHA. Under this program the mortgage can generally cover 100 percent of development costs for a non-profit corporation or cooperative and 90 percent of development costs for a limited dividend sponsor for up to 40 years. The nominal interest rate is 9 percent, but can be reduced to as low as one percent on those units whose occupants are entitled to the lowest rent.[28] Hence, the actual rental payments made by the occupants of such units are related to their income. It is stipulated that each resident family must pay at least 25 percent of its adjusted income in rent up to the market rent level.[29]

For a brief time, the "self-help" housing program of FmHA was lauded as the solution to rural America's housing needs. The self-help approach enables a group of people to work cooperatively on each other's houses until all are completed. This single-unit housing program is the cheapest provided by any federal agency and enables the owner to save major labor costs while participating in the work himself.

Few self-help programs have been developed in Central Appalachia. To date, the number of self-help loans reported is only 29 in Kentucky, 9 in Tennessee, and one in Virginia. No figures were reported for West Virginia. Simply stated, the program appears to have been abandoned, and this view is supported by conversations

with community leaders and FmHA personnel. A study of the self-help program made at Berea College concluded that "...feasibility will be determined to a large extent, by the quality and extent of guidance and technical assistance offered by sponsoring agencies.[30] Perhaps the lack of sufficient organizational know-how in rural communities explains the low rate of utilization.

Total Federal Expenditures 1968-70

Total federal expenditures increased in all of the C.A.R. portions of the four states from 1968-70 (Table 7).

Table 7. Total Federal Expenditures on Housing by State for Fiscal 1968-70*

State		1968	1969	1970	Totals
KENTUCKY	-26 counties	4,338,290	4,385,670	6,349,581	15,073,541
TENNESSEE	-18 counties	6,795,210	6,775,200	10,823,830	24,394,240
VIRGINIA	- 7 counties	2,005,527	2,781,510	3,722,616	8,509,653
WEST VIRGINIA	- 9 counties	6,615,527	9,116,025	10,304,710	26,036,262
Totals		19,754,554	23,359,405	31,200,737	74,314,696

Source: Compiled from data found in Executive Office of the President, Office of Economic Opportunity, Federal Outlays (by states), FY 1968, 1969, 1970.

*These figures and those in succeeding tables include both direct expenditures and insured loans. Practically all direct expenditures are made by FmHA.

Per Capita Federal Expenditures

On a per capita basis there is a great deal of variation by state in the utilization of federal programs (Table 8).

Table 8. Total and per capita federal expenditures on housing in the C.A.R. Fiscal Years 1968-1970

State	Total Expenditures 1968-70	Population 1970	Per capita federal expenditures
KENTUCKY- 26 counties	15,073,541	506,425	$29.77
TENNESSEE-18 counties	24,394,240	304,218	80.19
VIRGINIA - 7 counties	8,509,653	171,241	49.69
W.VIRGINIA-9 counties	26,036,262	366,913	70.96

Source: Compiled from data found in Executive Office of the President, Office of Economic Opportunity, Federal Outlays (by states), FY 1968, 1969, 1970, also U.S. Dept. of Commerce, Bureau of the Census, Census of Population, Population by counties, Table 1.

The figures in the last column reveal great disparities from state to state in per capita utilization of federal programs. The 9 counties in West Virginia with 1970 population of 366,913 received over $26 million in federal expenditures during fiscal years 1968, 1969, and 1970. This amounts to $71.00 per person in that 9-county area. On the other hand, Kentucky's 26 counties with 1970 population of 506,425 received barely $15 million in the same three-year period. That is, with almost 1.4 times as many people, the Kentucky portion of Central Appalachia received only 58 percent as much federal money for housing as West Virginia. Stated more simply still, for every dollar spent in Kentucky, $2.38 was spent in West Virginia. None of the state areas in Central Appalachia fared so poorly as Kentucky. The next lowest state, Virginia, received 67 percent more money per person than Kentucky. Some of this variation may be attributable to the lower levels of income in Kentucky. Differences in leadership of state and local officials are other factors which are difficult to measure but likely influence the extent of federal expenditures.

Federal Expenditures by Agency

Table 9 illustrates the level and growth of federal spending in the C.A.R. by agency for the period 1968-70, the years in which this data was available on a county basis. The substantial increase in FmHA expenditures is the most noticable change over this time period.

Table 9. Federal expenditures on housing in C.A.R. by agency for Fiscal 1968-1970

Agency	1968	1969	1970	Total-3 years
FmHA	8,623,640	8,994,770	18,706,236	36,324,646
FHA	7,497,000	11,433,860	7,609,000	26,539,860
VA	3,633,914	2,930,775	4,885,501	11,450,190
Total federal expenditures on housing	19,754,554	23,359,405	31,200,737	74,314,696

Source: Compiled from data, Executive Office of the President, Office of Economic Opportunity, Federal Outlays (by states), FY 1968, 1969, 1970.

Federal Expenditures by Program Category

Although the level of federal expenditures for housing increased in the latter part of the decade, a more detailed breakdown shows that the major benefactors were not low-income people. Table 10 illustrates the dearth of federal spending in low-income program categories up to 1970.

In spite of the extent of poverty in Central Appalachia, only 2.96 percent of the total FmHA and FHA expenditures were for Very-Low-Income Housing--generally designating families with incomes below $3000. The bulk of federal spending, 64.23 percent, occurred in the Low-to-Moderate Income category; that is, families with incomes ranging from $3000 to $8000.

Table 10. FmHA and FHA expenditures in the C.A.R. for FY 1968-1970, by category of loan

Loan Category	Expenditures	
	Dollars	Percent of Total
VLIHL, and LRPH[1]	1,863,566	2.96
LMIHL[2]	40,383,990	64.23
RRHL[3]	942,020	1.49
Other[4]	19,674,930	31.29
Total	62,864,506	100.00

[1]VLIHL refers to "Very Low Income Housing Loans" which is entirely under FmHA. LRPH is "Low Rent Public Housing" which includes only $576,000 spent in Kentucky.

[2]LMIHL is "Low to Moderate Income Housing Loans" which is administered under both FmHA and FHA. The reported expenditures fall predominately under FmHA.

[3]RRHL refers to "Rural Rental Housing Loans."

[4]Consists of an array of other FmHA and FHA Programs, among which are Moderate-and-Above-Moderate-Income Housing Loans.

Table 11 illustrates the variation in spending by income category from state to state. Only in Kentucky do significant federal expenditures go for very-low-income housing loans. Kentucky's share represents over 74 percent of total expenditures for the C.A.R. in this category. Yet, loans in this category represent only 12.3 percent of total federal expenditures in Kentucky. Nevertheless, very-low-income loans are a much higher proportion than in any other state.

Table 11. FmHA and FHA expenditure category by state - FY 1968-1970

State	Category	Expenditure	As a percent of total FmHA and FHA expenditures State	C.A.
KENTUCKY	VLIHL	1,387,836	12.3	3.2
26 counties	LMIHL	9,900,500	87.7	22.9
Totals		11,288,336	100.0	26.1
TENNESSEE	VLIHL	202,680	1.5	.5
18 counties	LMIHL	13,143,360	95.0	30.4
	RRHL	493,720	3.6	1.1
Totals		13,839,760	100.1	32.0
VIRGINIA	VLIHL	164,060	3.0	.4
7 counties	LMIHL	5,079,710	91.6	11.8
	RRHL	300,000	5.4	.7
Totals		5,543,770	100.4	12.9
WEST VIRGINIA	VLIHL	108,990	.9	.3
9 counties	LMIHL	12,260,420	98.0	28.4
	RRHL	148,300	1.2	.3
Totals		12,517,710	100.1	29.0
TOTAL EXPENDITURE		43,189,576		

Source: Same as Table 9

Federal Programs and Low Income Families

FmHA regulations state explicitly that "rural housing loans are made only to applicants who are unable to obtain the credit they need from private and cooperative lenders."[31] However, less than 6 percent of the national total of FmHA housing loans went to families with incomes below $3000.[32] As a lending agency, it is the task of FmHA to determine the repayment capability of borrowers even though alternative credit is unavailable. The agency's success in this regard is remarkable, with a collection write-off rate of only eight-tenths of one percent.[33] With this record, it is easy to understand the criticism that FmHA is "unduly conservative,"[34] whether justified or not. Individuals with below poverty-level incomes are generally viewed as greater than average risks to creditors, including FmHA.

Since incomes below the poverty level will generally not enable a family to participate in federally supported, low-income housing programs, the effectiveness of the programs in the C.A.R. is severely limited by low-income conditions.[35] For example, the lowest cost house which can be constructed under either FHA 235 or Farmers Home Administration (FmHA) 502, the most widely utilized programs for single family dwellings, lies in the range of $10,000 - $15,000. In fact, state averages are much higher: $14,500 for Georgia; $13,000 for Colorado; and $15,500 for Vermont.[36] Nevertheless, assuming the $10,000 minimum cost amortized under the maximum subsidy in the form of interest credits, which reduce the market rate of 7.25 percent to 1 percent, then the lowest possible monthly payment on principal and interest is roughly $30.00. Adding $10.00 per month to cover house insurance and taxes (which is probably a minimum figure for most counties), the lowest monthly cost of home ownership under the FmHA 502 program is around $40.00. Since FmHA stipulates that receipients of the interest subsidy pay 20 percent of adjusted annual family income, these costs could be covered if adjusted income were $200 per month or $2400 per year. For a family with four children under 21, participation would require minimum actual annual earnings of $4374. As Table 5 reveals, many families in the region could not qualify for federal assistance, even though conceivably they may be paying a higher rent than the monthly mortgage payment required under FmHA 502.

More than half the families in the region would probably qualify for interest credits to some degree. Obviously, the size-of-family would have to be known to determine the exact number. Generally no interest-credit is needed if adjusted gross income is above $7,000. This figure, however, is well above the average family incomes of any of the Central Appalachian portions of the four states. Even if FmHA had adequate funds to cover the maximum interest-credit in every case of need, a substantial number of the families in Central Appalachia could not qualify for the program because of inadequate incomes.

Statistical Analysis

A multiple regressicn model was used in an attempt to measure the effect of some of the factors associated with housing construction. Data was obtained on a county basis for each variable with per capita housing units constructed in the 1960-70 period as the dependent variable. The complete results are included as Appendix C.

The only obvious results from the analysis were the positive relationships of population change and real income growth. Since these variables serve to some degree as proxies for general economic trends, they seem to underline the importance of expectations and income security which are prerequisites for long term housing investments.

Conclusions and Policy Implications

Substandard housing plagues most of the Central Appalachian Region in spite of extensive developmental efforts to increase both the supply and the effective demand for housing. The emergence of the subsidized housing programs of FHA and FmHA have not been sufficiently flexible to meet the needs of low income people. In view of the recent curtailment of the subsidized portions of these agencies' programs, any effort to provide housing for low income people must consider alternative financial sources or further program development. It is unlikely that minor adjustments in current legislation can push the cost of housing down to a level that can be financed by povery level incomes. Nevertheless, arguments have been advanced that FmHA restrictions should be eased. Some FmHA officials argue that a direct grant program for home repair, which was taken away by Congress in the early 1960's,[37] be reinstituted in an effort to reach the very poor.

The housing needs of Central Appalachia will probably remain unrelieved until direct subsidies are utilized, since regional economic conditions do not appear to be improving with sufficient speed to alleviate poverty in the near future. These subsidies could be either in the form of (1) underwriting construction activity that is then sold or rented to low-income families at below market prices or (2) direct transfers to low-income families to bring their income up to an appropriate level that would enable home purchase on competitive terms. The latter could be given special consideration via any guaranteed income program presently being considered by the current administration, and would provide for more efficient program administration and public understanding.

The Appalachian Regional Commission (ARC) has attempted to stimulate the utilization of existing federal programs and to modify current legislation to make it more amenable to the region's needs.[38] These efforts are directed at promoting cooperation between federal housing agencies, banks, and local public and private sponsoring organizations. The new Appalachian housing program enables a sponsor to borrow 80 percent of its initial planning and organizational costs, and to receive a grant with which to hire planning and management personnel to operationalize the actual housing project.

Since the costs covered by such loans are generally incorporated in the mortgage, the total costs of the project are not greatly reduced. Therefore, the level of rent payments necessary for a feasible operation can be reduced only by lengthening the terms of maturity on the mortgage. While rent supplements are available, they tend to assist only those who are at, or slightly above, poverty level income. Furthermore, it has not been demonstrated that programs for multifamily rental units have substantial appeal in the mostly rural Central Appalachian Region,except for aged families which represent an increasing proportion of the population.

The effectiveness of many federal programs depends upon the local organizational ability of rural communities. The recent legislative modifications pushed by ARC are built upon this premise. It seems somewhat unrealistic, however, to ask poor communities for highly skilled organizational and technical inputs, as well as long hours of planning, as a prerequisite to participation. No other group in society must meet such stringent requirements in order to qualify for federal housing funds. Such federal efforts run the risk of being turned into a system of transfers for lawyers, accountants, architects, planners and other professionals, with the poor picking up the tab, and little being accomplished in the way of reduced rents or low interest loans for poor families.

Research is needed to explore the appropriate organizational forms and powers that community groups should assume. It may be found that adequate housing can be provided only through the development of new institutional forms at the community level. The methods of establishing legitimacy for various types of organizations and delineating appropriate powers to be exercised by them are problems that must be addressed.

The benefits to the region would be unparalled in terms of jobs and income creation from an intensive effort to improve housing standards."[39] It has been estimated that an additional expenditure of $100 million per year over a 14 year period would be required to bring the quality of housing in the C.A.R. up to national standards.[40] This means roughly a doubling of current effort. For example, in 1967 private expenditures on housing in the C.A.R. totaled $98.5 million[41] while federal activity resulted in $15.0 million[42] for a total of $113.5 million for new housing construction. It is clear that additional sources of capital must be channeled into an effective financial mechanism to properly address the problem.

The modification of existing programs of various agencies such as the Federal Land Banks and the production credit associations to provide housing loans are significant steps in the right direction. The problems of population mobility, poverty, and new forms of delivery systems are integral parts of any general programmatic solution. The attention of researchers, extension workers, and public officials must give top priority to this set of problems if sound housing is to be realized in rural America.

FOOTNOTES

1. John Wilpers, "Broken Promises and Broken Lives," Government Executive, Vol. 4, #9, 9/72.

2. As reported by Joseph P. Fried, Housing Crisis, U.S.A. New York, Praeger Publishers, 1971, p. 17.

   The two studies referred to are: Paul Douglas, et.al., Building the American City: Report of National Commission on Urban Problems to the Congress and to the President of the United States. Washington, D.C.: Government Printing Office, 1968; and Edgar Kaiser, et.al. A Decent Home: The Report of the President's Committee on Urban Housing. Washington, D.C.: Government Printing Office, 1969.

3. Housing characteristics were discussed by Glenn V. Fuguitt, "Some Characteristics of Villages in Rural America," pp. 51-73; and the efforts of the Farmers Home Administration were analyzed by William McD. Herr, "Credit and Farm Policy," pp. 522-541: both appearing in Rural Poverty in the United States, A Report by the President's National Advisory Commission on Rural Poverty, U.S. Gov. Printing Office, Washington, May, 1968.

4. The variable measuring the relative amounts of sound housing is one of the most important measures of economic development as reported by Stan Daberkow, "Economic Factors Influencing the Level of Economic Development of Multicounty Areas," Southern Journal of Agricultural Economics, July, 1972, pp. 45 and 46.

5. This region appeared to be one of the most chronically depressed in the nation as determined by the analysis of Daberkow, Ibid., p. 46.

6. See the reports of Douglas and Kaiser, op.cit.

7. Joseph P. Fried, Housing Crisis, U.S.A., Praeger Publishers, New York, 1971, pp. 17 and 186.

8. Kentucky Housing Fund, and West Virginia Housing Development Fund, Two reports for the Appalachian Regional Commission (Washington,D.C., Urban America,Inc.) April, 1968.

9. Model City Advisory Council, Pikeville, Kentucky Neighborhood Analysis, 1968. Pikeville, Ky.: 1968.

10. The Bureau of the Census defines a housing unit as a house, an apartment, a group of rooms or a single room occupied or intended for occupancy as a separate living quarters. See Census of Housing, 1970, p. LIV. The table includes all units intended for year-round use.

11. Appalachia: A Journal of the Appalachian Regional Commission, 4, No. 7, (May-June 1971), p. 1.

12. U.S. Department of Commerce, Bureau of the Census, Census of Housing 1960 and 1970, p. LIV.

13. Appalachia: A Journal of the Appalachian Regional Commission, (October 1967). p. 7.

14. The Social Security definition of poverty is based on family income, family size, and residence status (rural/urban); an individual is considered poor if his personal income or the income of the family to which he belongs inadequately provides for his subsistence. For a rural family of four in 1972, the poverty threshold is $3400.

15. According to a recent study, FHA and VA loans represent only 6.0 percent of total real estate loans in the C.A.R. See, Checchi and Co., Capital Resources in the Central Appalachian Region, Washington, D.C., August 1969, Table 19, p. 44.

16. Ibid., p. 76.

17. Ibid.

18. Checchi, p. 138. This same point was emphasized by Francis Morovitz, ARC, Assistant Director, Technical Assistance Division, in a personal interview with the authors, June 9, 1971, Washington, D.C.

19. Cushing N. Dolbeare, Federal Tax Rip-Offs: Housing Subsidies for the Rich, Rural Housing Alliance, Washington, D.C. (Nov., 1972), p. 1.

20. Ibid., p. 3.

21. These estimates were made by the Rural Housing Alliance from data in Tables 3 and 5 in The Economics of Federal Subsidy Programs, A Compendium of Papers, Part 5 - Housing Subsidies, published by Joint Economic Committee, 1972. Reported in memo to Second National Rural Housing Conference, 1972.

22. Cushing N. Dolbeare, Op. cit., p. 2 reports that by 1978 the federal government will be committed to an annual subsidy of $7.5 billion, totaling more than $200 billion over the life of the committed mortgages.

23. Appalachian Regional Commission, Housing, Staff Report No. 1, p. 19.

24. Ibid.

25. William McD. Herr, "Credit and Farm Poverty" in Rural Poverty in the United States, A Report by the President's National Advisory Commission on Rural Poverty, 1968, p. 534.

26. Rural Housing Alliance, Low-Income Housing Programs for Rural America, Washington, D.C., Jan. 1971, pp. 12-13.

27. Fried, Housing Crisis, U.S.A., op.cit., p. 107.

28. All these points are discussed in Rural Housing Alliance, (Jan. 1971), op.cit., p. 15.

29. Rural Housing Alliance, (Jan. 1971), op.cit., p. 15.

30. Appalachian Regional Commission, Housing, p. 28.

31. Ibid., p. 19.

32. William Winn, "Red Tape: FmHA is More Sensitive to Congress Than to Poor," South Today: Digest of Southern Affairs, Vol. 2, No. 9, May 1971, p. 5.

33. Ibid., p. 5.

34. Ibid., p. 4. Winn states that, "The USDA has not empowered the FmHA to liberalize its regulations because Congress--especially its powerful Southern and Midwestern members--did not want it to."

35. This point has been made convincingly by Pat Gish, Director, Eastern Kentucky Housing Development Corp. in a statement before the Senate Subcommittee on Employment, Manpower and Poverty, April 28, 1971.

36. Rural Housing Alliance (Memo) 1972.

37. Op. cit., p. 4.

38. Appalachian Regional Commission, Housing, op.cit., p. 6.

39. Appalachian Regional Commission, Appalachia: A Journal of the Appalachian Regional Commission, (October 1967), p. 6.

40. See Checchi, op.cit., pp. 138-141. These figures were arrived at by taking an arbitrary $5,000 investment in the 65 percent of homes termed "unsound," or 281,000 homes.

41. Ibid., p. 22, Table 7.

42. Ibid., p. 133.

APPENDIX A

Census Definitions - 1960

Sound: Housing which has no defects, or only slight defects which normally are corrected during the course of regular maintenance. Examples of slight defects are: Lack of paint; slight damage to porch or steps; slight wearing away of mortar between bricks or other masonry; small cracks in walls, plaster or chimney; cracked windows; slight wear on floors, doorsills, doorframes, window sills, or window frames; and broken gutters or downspouts.

Deteriorating: Housing which needs more repair than would be provided in the course of regular maintenance. Such housing has one or more defects of an intermediate nature that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of intermediate defects are: Holes, open cracks, rotted, loose or missing material over a small area of the foundation, walls, roof, floors, or ceilings; shaky or unsafe porch, steps, or railings; several broken or missing windowpanes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; missing bricks or cracks in the chimney which are not serious enough to be a fire hazard; and makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Dilapidated: Housing which does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has one or more critical defects; or has a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding; or is of inadequate original construction. The defects are either so critical or so widespread that the structure should be extensively repaired, rebuilt, or torn down.

APPENDIX B

Counties in the Central Appalachian Region - By State

Kentucky	Tennessee	Virginia	West Virginia
Bell	Anderson	Buchanan	Fayette
Breathitt	Campbell	Dickenson	Logan
Clay	Claiborne	Lee	McDowell
Clinton	Clay	Russell	Mercer
Floyd	Cumberland	Scott	Mingo
Harlan	DeKalb	Tazewell	Monroe
Jackson	Fentress	Wise	Raleigh
Johnson	Hancock		Summers
Knott	Jackson		Wyoming
Knox	Macon		
Laurel	Morgan		
Lawrence	Overton		
Lee	Pickett		
Leslie	Putnam		
Letcher	Scott		
McCreary	Smith		
Magoffin	Union		
Martin	White		
Owsley			
Perry			
Pike			
Pulaski			
Rockcastle			
Wayne			
Whitley			
Wolfe			

APPENDIX C

The Regression Model

An attempt was made to obtain on a county basis either direct or proxy measures of each factor previously identified as a problem area to determine its effect on the number of houses constructed per capita over the decade, 1960-70.

The following factors were entered into the regression model:

Y = Ratio of houses constructed 1960-70 to population 1970.

X_1 = Percentage change in population 1960-70. A positive relationship was hypothesized.

X_2 = Mean wage and salary income per employee 1970. Higher income levels should be associated with a greater effective demand for housing.

X_3 = Percentage change in real income per family 1960-70. Income growth is expected to positively influence housing construction.

X_4 = Per capita federal expenditures on housing. Federal housing expenditures are expected to be positively associated with housing construction.

X_5 = Percentage of work force engaged in mining. A negative association with housing construction is hypothesized.

X_6 = Per capita bank deposits. A positive relationship is hypothesized.

Some terms were squared to approximate curvilinear relationships. The following results were obtained using step-wise regression techniques.

Summary Statistics

Variable	B	Standard Error	F
X_1	.00172	.00019	78.955*
X_2	-.00072	.00013	31.651*
X_3	.03680	.01011	13.255*
$(X_4)^2$	11.329	5.259	4.641*
$(X_1)^2$	.00001	.00001	2.415
X_4	-.44555	.29719	2.248

Constant = 3.765, R - Square = .817, Standard Error = .0102

*Significant at the 5% level.

File

America's Rural Housing CRISIS

MAY 18 1973

By Gordon Cavanaugh

It has been recognized for some time that our cities are facing a crisis of monumental proportions and that a large part of this crisis stems from the concentration of poverty and substandard housing in decaying inner-city neighborhoods across the nation. Not until recently, however, has the terrible crisis facing our vast rural areas become a matter of national concern. Like the cities, rural America is fighting for its existence. And like the cities, the concentration of poverty and the severe shortage of decent housing are a large part of its malaise.

Lack of decent housing for low-income citizens has been a persistent national problem but rural areas have found themselves at a severe disadvantage to the cities in their ability to cope with the problem. In housing particularly, the disadvantage lies in the manner in which cities are equipped to deliver housing and the lack of such equipment in rural areas.

If one thinks of a low-income housing delivery system as embodying responsible government agencies, from the federal down to the local level, covering all areas in need, carrying out an identifiable public policy in coordination with the essential established private institutions of development, finance, construction and skilled labor, then there is virtually no housing delivery system, nor even the rudiments of one in rural areas.

In urban areas, such a delivery system can be identified, functioning imperfectly, perhaps, but with essential parts existing to form a network of public agencies and private institutions producing low-income housing.

In rural areas, however, there is little pattern or equal distribution of resources and institutions – nothing which could be described as a rational network for producing housing for the rural poor. A number of factors contribute to this deficiency.

Social and Economic Conditions of Rural America in the 1970s," shows that as of 1970, total federal housing expenditures (excluding public housing and rent supplements) worked out to $91 per capita in metropolitan counties, $40 in non-metropolitan counties, and only $35 per capita in the most rural counties.

The facts are largely unknown to the American public and its elected and appointed officials. Most striking is that almost 60 percent of the nation's substandard housing is found in towns and unincorporated places of 2,500 population and below. That is rural in the truest sense of the word. With only 30 percent of the population, non-metropolitan areas have fully 45 percent of the housing units which lack essential plumbing, are overcrowded, or both. One house in seven is adequate in non-metropolitan areas, while only one metropolitan house in 25 is inadequate. The incidence of inadequate housing outside of metropolitan areas is roughly 3.5 times higher than in metropolitan areas.

Severe Poverty

Non-metropolitan areas contain 30 percent of the poverty population, as defined by the Office of Economic Opportunity. One person in five is below the poverty level in non-metropolitan areas, as compared to one in nine in metropolitan areas. Put another way, the incidence of poverty in non-metropolitan areas is roughly twice that in metropolitan areas. The rural poor, generally, possess lower income levels than their urban counterparts. This is due to lower wage rates and lower welfare assistance levels in the rural sections of the country. Most housing subsidy programs require some partial ability to pay; this element is lacking in rural areas, where the income of many families is insufficient for even the real estate tax and utility cost burdens of decent housing.

In spite of the greater incidence of inadequate housing in non-metropolitan areas, national housing policy has been consistently biased in favor of urban areas. A recent report by the Department of Agriculture's Economic Research Service, entitled "The

In cities and even in suburbs, public housing authorities, urban renewal agencies, planning commissions and other bureaucracies have permanent, professional staffs which spend major portions of their time achieving delivery of low-income housing. These groups possess skill and access to federal resources. Nothing comparable exists in rural areas.

Considerable low-income housing production in cities and in suburban areas is initiated by private sector forces, such as developers, architects, real estate persons and interested lawyers. This sector of low-income housing development is virtually non-existent in rural areas for a variety of reasons, including lack of a profitable market.

The sizeable and active private construction and mortgage lending institutions are urban and suburban. Rural institutions of finance and construction are more sparcely distributed and less competetive, their resources and experience in federal housing finance programs are often inadequate to the task and their attitude toward housing for the poor is at best one of caution. Skilled labor is likewise less readily available.

Subsidy Programs are Under-Utilized

Despite exceptionally sharp and pervasive poverty, the housing program serving lowest incomes – public housing – is less widely used than in urban and suburban areas. Rural America has half of the country's poverty and a third of its population and yet it has received less than 20 percent of the public housing subsidized units in the country. A recent study conducted jointly by the Housing Assistance Council and the Rural Housing Alliance, entitled, "Public Housing: Where Is It and Isn't," revealed a rural "wasteland" consisting of almost half of the nation's counties with no federally assisted public housing. These counties are the less urbanized counties with relatively low population density. Counties classified as the most urban contained 65 percent of the population and almost 75 percent of the public housing units. Rural counties contained almost 23 percent of the population and only 16 percent of the public housing.

Most metropolitan sections of the country posess a variety of organizations whose voices are raised on behalf of low-income housing problems, such as minority, civic, charitable and community and neighborhood action groups. Rural areas have no groups paying regular concern to their housing needs and issues.

There are a number of additional glaring inequities between rural and urban housing policies. For example, the urban renewal program has been providing land acquisition and development writedowns for urban housing since 1949. No such federally-funded land writedown program exists for rural areas. The Federal Housing Administration Section 236 program, a multi-family interest subsidy program, has rent

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Top left: Haymond, Ky., children going home from school. Middle photo: Near Vingstree, S.C., 14-15 people live in this home which has had three fires in past year. Top right and bottom photos are courtesy of Douglas W. Price, Division of State Planning and Community Affairs, Richmond, Va.

supplements attached to a portion of its units, so lower income families can be served. The Farmers Home Section 515 program, also a multifamily interest subsidy program, has no rent supplements. Finally, urban areas have had a home rehabilitation grant program (Section 115) to aid the poor and the elderly, while rural areas have had none. Such a grant program is authorized in legislation, but Congress has consistently refused to fund it.

While the nation lacks a comprehensive policy for the relative development of urban, suburban, and rural areas, there is considerable effort in planning for the future in metropolitan areas and cities. No comparable efforts exist for rural areas.

Even though the Department of Housing and Urban Development is the cabinet-level department entrusted with our national housing and community development programs, its efforts and resources are aimed almost exclusively at urban and metropolitan sectors and, consequently, the major national effort in these programs does not reach rural areas.

The Framers Home Administration does provide nousing solely in rural areas. The problem with Farmers Home programs, however, is that they rarely serve the very poor. In fiscal 1971, only 11.5 percent of all Section 502 homeownership interest-subsidy loans, the largest single loan program administered by FmHA, went to families with unadjusted incomes below $4,000.

The only Farmers Home program designed primarily to serve the very poor is the Farm Labor Housing Grant Program. But since its inception, appropriations for this program have amounted to only $2.5 million per year. (Last year's increase to $3.5 million was impounded.) Realistically, then, Farmers Home is not a low-income housing agency, in the sense that it is meant to serve the approximately 12 million poverty-level people living in non-metropolitan areas.

Several recent events will have a direct bearing on low-income housing for rural areas, making an already impossible situation worse and further accenting the anti-rural bias in housing. A "moratorium" on federal housing subsidies was imposed on January 5, and will be felt acutely in rural areas. Impact of the stoppage will be immediate because, unlike HUD, Farmers Home has no "pipeline" system to sustain housing production for the duration of the freeze.

The Administration's decision to disband the Office of Economic Opportunity and turn over fiscal support of community action and other programs to local option could have an even more disastrous effect. In many rural areas, OEO-supported housing development agencies are the only bodies endeavoring to deliver low-income housing. This and the housing subsidy freeze conspire to strangle much of what housing effort has begun to develop in rural areas.

The move to revenue sharing and special revenue sharing for community and rural development, and the concomitant distribution of responsibility to state and sub-state levels of government are a mixed bay of potential dangers and benefits. The danger is that once again rural areas, with few strong voices raised in their behalf as state and local policy is being written and funds allocated, may be caught short and the deprivation continued.

The potential benefits lie in the emerging roles for state and local governments in low-income housing delivery. States are evidencing increasing involvement in low-income housing, demonstrated most noticeably in the creation of state housing offices, departments of community affairs, state housing authorities, state housing finance agencies, state-related housing development corporations, and a quest for guidance in low-income housing matters generally.

In our increasingly urbanizing society, rural areas begin at a disadvantage. Handicapped at the outset in efforts to better the quality of life, many factors have conspired to keep them in a second-class status. Whether or not a change will come about as the result of new policies and programs remains to be seen. But that will happen only when all levels of government recognize low-income housing and particularly low-income rural housing as a major priority.

RURAL HOUSING ALLIANCE

International Self-Help Housing • Low Income Rural Housing

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SITUATION SURVEY

A

Question List for Projects, Groups or Individuals

Contemplating a Low-Income Housing Program

The following list of questions was designed to aid people attempting to grapple with the low-income housing problem at the local level. By answering these questions, which are not all inclusive, we hope that local groups can better define the nature of the problem and identify potential sources of help. The list also gives some of the sources for information which can be tapped.

I. General Information About Community

1. What is the population of the community? (U. S. Census reports, usually available at college and public libraries)

2. What is per capita income of community? (U. S. Census reports)

3. What percent of population falls into low-income group? (U. S. Census reports)

4. What is per capita income of this group? (U. S. Census reports)

5. What is distribution of population by age? (U. S. Census reports)

6. What is distribution of low-income population by age? (U. S. Census report)

B 1. What are the major means of employment in the community? (Chamber of Commerce, Census reports, State Employment Service, local OEO agencies)

2. What employment is available to the low-income population? (Chamber of Commerce, U. S. Labor Department, State Employment Service, local OEO agencies)

3. What is the unemployment rate? (U. S. Labor Department, State Employment Service)

4. Is the community a center for economic and industrial growth? (Chamber of Commerce, local government and local OEO agencies)

5. How many people receive welfare assistance? (local Department of Social Services)

6. How many people draw Social Security benefits? (local office of Social Security Administration)

C 1. Is the community incorporated? (Mayor's office, County Commissioner's office, etc.)

2. What is the form of government for the community?

3. Does the community lie within the jurisdiction of planning commissions, economic development districts, Model Cities, water control boards, etc.? (office of local government)

4. Does the community have zoning and building codes? (office of local government, local Health Department)

5. Does the community have water and waste disposal systems? (local Health Department, office of local government)

6. What is the formula for assessing property values and what is the cost per thousand dollars for property taxes in the area? (assessor's office)

7. What is the cost of fire and hazard insurance of housing? (insurance agencies)

II. Current Housing Situation

A 1. What is the general level of construction activity by the housing industry in the community? (Chamber of Commerce, office of local government, local Federal Housing Administration Insuring Office)

2. How many single and multi-family units were built over the past year? (building permits on file with local government, local Federal Housing Administration Insuring Office)

3. What do new, contractor-built, single family units cost on the open market? (real estate agencies, want-ads, building permits, local Federal Housing Administration Insuring Office)

4. What is the supply (vacancy rate) condition and price range of rental housing? (U. S. Post Office, real estate agencies, want-ads, local Federal Housing Administration Insuring Office)

5. What is the supply (vacancy rate) condition and price range of an existing single family dwelling? (U. S. Post Office, real estate agencies, want-ads, local Federal Housing Administration Insuring Office)

B 1. What is the availability and cost of land (developed and undeveloped lots and parcels)? (real estate agencies, tax assessor's office)

2. What financing through banks, savings and loans, and other private institutions is available (interim and permanent financing?) (banks, savings and loans, FmHA, local Federal Housing Administration Insuring Office)

3. What is availability of building suppliers and are their prices generally competitive? (yellow pages, FmHA)

C What low-income housing activity has there been and what are the resources available?

1. FmHA (county and state offices)

a. How active has FmHA been in providing loans to low-income people?

b. Which programs (502, 504, 515, etc.) has been utilized and how many loans under each program were made during the past year?

c. What is the average loan amount for Section 502 homeownership?

d. Has FmHA made water and sewer grants and loans and in what amounts?

e. Has FmHA made comprehensive planning grants, recreation loans, conservation loans and grants?

2. Federal Housing Administration--same questions as 1. a, b, and c. (local FHA Insuring Office)

3. Public Housing

   a. Is there a Public Housing Authority in the community? How many units does it operate and under which program (conventional, Turnkey I, II, and III, Section 23 leasing)? (local office of government, local housing authority)

   b. Does the Public Housing Authority have plans for additional units? How many units, under which program and when? (local housing authority)

   c. What is the average cost per month to tenants of public housing units? (local housing authority)

   d. What is the vacancy rate and/or how long is the waiting list for occupancy of units? (local housing authority)

4. HUD

   a. Has HUD made a comprehensive planning grant (701) to the community? (office of local government, HUD area office)

   b. Are there Urban Renewal, Model Cities, or Neighborhood development funds in the community? (office of local government, HUD area office)

   c. Have community facilities grants been made to the community? Water and sewage grants? (office of local government, HUD area office)

   d. Is there a Concentrated Code Enforcement program in the community? If so, how many Section 115 loans and Section 312 grants have been made? (office of local government, HUD area office)

5. Other

a. Does the state have any housing programs and to what extent have they been utilized? (State Office of Community Affairs,or equivalent, local OEO agencies)

b. What other groups (non-profits, universities, etc.) are involved in low-income housing, what have they accomplished and what resources have they used? (local OEO agencies, local office of government)

D 1. What are the housing conditions of the low-income population? (U. S. Census reports, local government, regional planning commissions, local OEO agencies)

2. How many low-income families are homeowners and what is the general condition of their housing? (U. S. Census reports, local government, regional planning commissions, local OEO agencies)

3. How many low-income families are renters and what is the general condition of their housing? (U. S. Census reports, local government, planning commissions, local OEO agencies)

4. What problems do low-income families encounter in obtaining decent, adequate housing (racial, economic discrimination, inadequate supply, inadequate credit, etc.)? (Human Rights Commissions, local OEO agencies)

5. What percent of housing is substandard, dilapidated, overcrowded in community? (U. S. Census reports, local government, regional planning commissions, local OEO agencies

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National Rural Housing Conference
Background Paper No. 12

INDIAN HOUSING

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A note from the part-author:

I am not proud of this paper, but I was not scheduled to write it. Somebody else was. Late in the day when other resources had failed to produce an adequate paper on Indian housing, I undertook to appeal to some of the BIA people for some data and opinions and tried to put together at least some figures and viewpoints. But the job was done hurriedly and it is a pretty poor scene. Sorry about that.

Clay Cochran

INDIAN HOUSING

Total Indian Population

The latest estimates from the Bureau of Indian Affairs indicate that there are somewhere between 660,000 and 710,000 Indian people in the United States. Of these about 460,000 live on reservation or trust lands. In other words, between 65 and 70 percent of the total are on reservations, the others scattered in off-reservation areas.

Indian Housing Is Poorest

The housing of Indians and Alaskan natives are reported to be the worst of any minority group in the nation. This is certainly true of reservation housing, and although data are scarce there is no reason to believe that the housing of off-reservation Indians is much better, if at all.

Of the 91,000 families on reservations (no family data on off-reservation population), including a total of 325,000 persons, the number living in inadequate housing is estimated at 65,000 or 71 percent of the reservation population. (The President's Advisory Committee on Rural Poverty, in *The People Left Behind*, estimates the total at more than 75 percent.)

Based on a 1968 survey, BIA report that on reservations there are 55,000 substandard units, only 19,000 of which are

worth renovating, leaving a replacement need of 36,000 plus the need for additional housing for 13,000 families which are doubled up in existing units. On these figures, BIA estimated the need for 49,000 units of new housing.

Prior to 1961, virtually no effort was made to improve housing conditions for Indians and Alaskan natives. For the six-year period from fiscal 1963 through 1968, 6,086 new houses were constructed by various means, about 2,700 utilizing Housing Assistance agency funds. This was an average about a thousand houses a year. Actual annual construction figures are apparently not available.[1/]

The following quoted excerpts from a memorandum prepared by a BIA staffmember apparently sums up the BIA position.

"Approximately six years ago the BIA ade the first full scale effort to provide housing for poor Indians through the help of Federal programs. Combining overseas experience and applying this to the rather unique reservation status of Indians, a self-help or mutual-aid technique was molded to fit the Indian situation.[2/] The Housing Assistance

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1/ Incredible!

2/ [HAA finance remains but self help and mutual aid are down the drain. CLC]

Administration (HAA) program was selected as the vehicle to finance this large scale effort to build Indian houses because this one program subsidized the capital cost as well as the interest cost thereby making the greater mass of low-income Indians eligible for decent housing. Production is expected to accelerate in the next few years because of turnkey development programs, and specially the Turnkey III approach.[3/]

"The principal emphasis in attempting to improve Indian housing continues to be that of helping Indians obtain assistance under federal housing programs administered by the Department of Housing and Urban Development (HUD), specially those under the HAA. Under agreements between the BIA and the HAA, tribal governments and Indian housing authorities are assisted in developing and managing housing programs until they have the experience and staff to operate on their own.

"Three types of public housing programs are in use on Indian reservations - conventional low-rent, mutual-help and Turnkey III. In each of these programs, the local Indian housing authority and HUD enter into a financial assistance contract (called "Annual Contributions Contract") providing for HUD financial assistance for the development and operation

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3/ See Table 1

of housing at rents which are based on the low income occupants' ability to pay.

"The conventional low-rent and Turnkey programs operate the same in Indian and non-Indian communities. The local housing authority undertakes (with HUD approval of plans, specifications, and costs) the development of housing by contracting with a private developer[4/] or, in some cases, an Indian housing development enterprise. In conventional low-rent housing, the dwellings are rented to low income families with HUD's financial assistance payments being made over the 40 year period during which the development cost of the project (financed by the local housing authority's sale of bonds to private investors) is retired. In Turnkey III projects the dwellings are rented for a 25-year period during which the occupants can earn the right to own their dwelling after the 25 years by performing their own maintenance.

"The mutual-help program was devised by the HAA in cooperation with the BIA to meet the needs of very low income

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4/ [The President's Advisory Commission on Rural Poverty charged that the manner in which wage determinations are made by the Department of Labor (under the Bacon-Davis Act) raised the cost of Indian housing done by contract by as much as 25 percent (see *The People Left Behind*, page 100). How much of the payroll of private contractors on reservations goes to Indian residents is not known. CLC]

Indians who desired home ownership rather than conventional low-rent housing. This program predates the Trunkey III homeownership program. In the mutual-help program, HUD provides the Indian housing authorities with financial assistance for the cost of building materials and specialized labor. The participating Indian families donate their own labor as a down payment on a new home and perform their own maintenance to permit a reduction in the monthly payment for the dwelling.[5/]

"Indian tribes have begun participating in other HUD programs such as Section 221(d)(3), Below Market Interest Rate;[6/] and the Section 235, Interest Subsidy Programs. In addition, it is estimated that about 1,000 units per year are constructed on Indian lands through conventional housing programs such as those available through the Veterans Administration, the Federal Housing Administration and the Farmers Home Administration and through tribal credit programs.

"In addition to HUD programs, since fiscal year 1964, the BIA has had a small program mainly devoted to Home Improvement. New homes are built, however, in special situations

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5/ [As previously noted, however, self-help housing was severely cut back in 1968 and is being eliminated this year. CLC]

6/ [But, no such construction scheduled through Fiscal 1969. CLC]

where no other program will meet the need, i.e., extremely isolated areas or reservations where only a very small number of homes are needed. This program, in terms of dollars in relation to the need, is very small.[7/] Nevertheless, from the beginning of the program through December 31, 1968, approximately 700 new homes have been provided and some 2,300 existing homes have been repaired."

New Housing Legislation for Indians?

BIA housing officials do not feel restrained by existing housing legislation and assert that "present legislation is an adequate framework within which to work." There is concern over whether the appropriations for BIA, the Indian Health Service and HAA will be adequate to enable them to carry out the projected program.

The uneasiness on the part of outsiders that Indians should not be bound largely to HAA's programs (even though

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7/ [According to recent BIA figures, the following funds have been available for the HI program: $1 million each in FY'66 and FY'67, $3 million in FY'68, and $3.5 million in FY'69, for a total of $8.5 million utilized in connection with 3,178 units. CLC]

altered in to make ownership possible after 17 to 25 years) does not seem to disturb BIA. Indeed, the precipitous abandonment of mutual help, raises questions as to how important individual ownership is versus the "numbers game" which all housing agencies seem to learn (or have to learn?) to play.8/

There are serious inequities in housing laws relating to Indian people on reservations. Example: Farmers Home Administration which would be the logical source of credit, other than HAA, cannot lend money to most Indian families because the law requires that FmHA lend for housing only on property where there is clear title in the borrower. Most Indians can secure nothing better than a long term lease on tribal land.

This restriction and all other restrictions in housing laws which discriminate against Indian borrowers should be eliminated. It was by force of arms that Indians were herded on to reservations, and it is by law that their rights are circumscribed

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8/ Self help was apparently roundly damned by the head of the Housing Assistance Administration, ostensibly on the grounds that it was too slow. There were other reports on why self-help was less popular than contractor-built housing, but the nature of these reports will be left to the imagination of the reader. One thing does appear to be clear: Self-help for Indians was done in by HAA in favor of contractor-built housing, and it is very doubtful that Indians had much to say about it.

on reservations. It would seem simple justice to make minor alterations in existing housing laws to offset reservation disadvantage on such things as the FmHA restrictions. "The law is a ass" to the Indians.

BIA's Present Plans For Solving The Indian Housing Problem On Reservations

BIA's current plans for eliminating indecent housing on Indian reservations are set forth in statistical form in Table 1, page 10. The plan is that Housing Assistance (rental/ultimate ownership) units started will rise sharply from the average of 451 per year, 1963-68, to 3500 per year in the current fiscal year and average 6,000 per year from Fiscal 1970 through 1976.

BIA plans to construct 2,650 units in the 1969-76 period from its own funds, and it is relying on the construction of another 8,000 units by private and other sources of credit from 1970 to 1976.

BIA's plans rest on its assumption that the completion of about 56,200 units for the 1969-76 period plus the rehabilitation of 19,400 units would solve the Indian housing problem on reservations. But, on the basis of its own figures, this would not be the case. BIA expects the number of households to increase by some 9,500 in the meantime and when one adds this

to the already existing need for 68,400 units, the total rises to 78,000. The planned addition of 76,600 units (new construction and renovated units) falls short by 1,400.

Off-reservation Indian Housing Program

Off-reservation Indians, generally, find themselves in the same poor housing that other low income families do. There is nothing which can legitimately be called an off-reservation Indian housing program. In 1968 the first and only housing "program" for non-reservation Indians was enacted and funded for $500,000. In that year a total of 85 grants were made to individual Indians, averaging $875 each, to assist them in purchasing homes. During the first six months of 1969, 62 more Indians have received grants averaging $958 per grant.[9/]

Needless to say, this off-reservation housing program is so modest as to hardly merit mention.

[9/] This means that BIA has only utilized about $131,000, or just over one-fourth of the funds provided it.

TABLE 1

NEW HOMES CONSTRUCTED[1/] OR STARTED IN CONSOLIDATED TRIBAL AREAS
FY 1963-68 AND PLANNED STARTS FOR FY 1969-76

Housing Programs	Units Started FY 1963-68 (6 years)	Units Started Average per year	Units Planned 1969	1970	1971	1972	1973	1974	1975	1976	Total 1969-76	Total 1963-76
HUD-HAA [2/]	2707	451	3500	6000	6000	6000	6000	6000	6000	6000	45,500	48,207
Bureau of Indian Affairs	1435	239	275	200	375	375	375	350	350	350	2,650	4,085
Private credit and others	1944	324	1000	1000	1000	1000	1000	1000	1000	1000	8,000	9,944
Totals	6086	1014	4775	7200	7375	7375	7375	7350	7350	7350	56,150[3/]	62,236

Source: Bureau of Indian Affairs

1/ 1963-68 is completed.
2/ Housing financed by the Housing Assistance Agency of the Department of Housing and Urban Development.
3/ Plans call for rehabilitation of 19,000 units during this period.

TABLE 2

ESTIMATED EXPENDITURES FOR NEW HOUSING
ON RESERVATIONS, FISCAL 1969 AND 1970

(millions)

BIA	$ 5,500	$ 7,800
HUD	45,500	80,000
IHS	6,617	13,130
All other (estimated)	13,000	13,000
	$70,617	$113,930

Source: BIA

TABLE 3

EXPENDITURES BY BIA AND HAA FOR INDIAN HOUSING, 7 YEAR, FISCAL 1963 THRU 1969

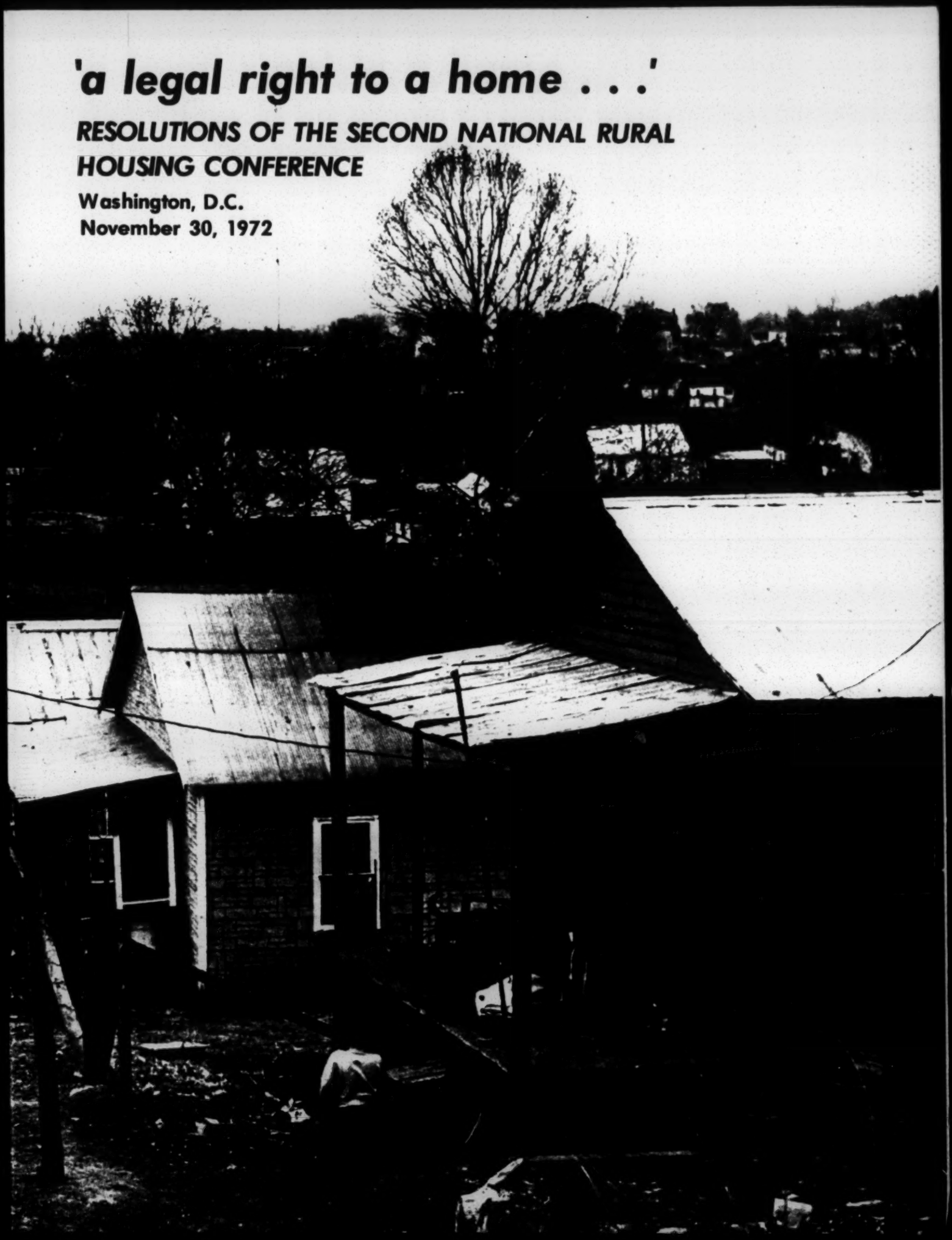
			Total	Average per year
BIA	1963-1969	=	$ 15.9 million	$ 2.27 million
HUD (7,700 x $13,000)	1963-1969	=	100.1 "	$14.30 "
			$116.0 "	$16.57 "

Source: BIA

'a legal right to a home . . .'

RESOLUTIONS OF THE SECOND NATIONAL RURAL HOUSING CONFERENCE

Washington, D.C.
November 30, 1972



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BASIC PRINCIPLES

The people's right to decent housing

Adopted November 30, 1972

In 1949 Congress declared the policy of the United States to be to provide "a decent home and a suitable living environment for every American family." Now, nearly a quarter of a century later, we still have not seriously begun to carry out this policy in the rural areas of the United States.

Why? First, the policy was not really intended to be carried out. The programs embodied in the 1949 and subsequent housing acts were too small in scale to more than scratch the surface of the problem. It was not until 1968 that we had our first set of numerical housing goals. These were much too limited to deal with the problem and, moreover, were urban-oriented.

Second, not enough money has been appropriated to deal with the housing problems of the poor, whether in rural or urban areas.

Third, the basic focus of housing policy has been on urban rather than rural problems. Although nearly 60 per cent of the nation's substandard housing, and nearly half of the nation's "officially designated" poor * are in rural areas, there has been little awareness of rural needs.

Fourth, decision-making on housing projects and programs has either been left to the private sector or balkanized among some 38,000 counties, townships and municipalities.

Fifth, we have developed no institutional capacity to meet rural housing needs. In contrast, we have developed institutional capacities to frustrate meeting these needs at every step: provision of money, access to land, access to community facilities, etc. Only if **all** of the public and private institutions relating to housing and community development are positive can housing be provided. If any one of them is negative, efforts to provide decent housing will generally be frustrated.

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* These are the poor as defined by the Office of Economic Opportunity. The income needed to escape from "poverty" is determined by multiplying the cost of a starvation diet by three. It is a totally inadequate measure of housing or other basic needs.

The Second National Rural Housing Conference believes that:

The Second National Rural Housing Conference believes that:

People have a right to decent housing where they want to live, at costs they can afford.

People have a right to stay on the land or in small towns, not to be forced out.

People have a right to return to rural areas or small towns from the cities and suburbs if they wish to.

People have a right to access to land for housing and other needs and for access to money if necessary to meet those needs.

To implement these rights, housing and development policies must provide real choices and real opportunities. This requires a national capacity to intervene to see that housing is provided. The federal government must be prepared to finance housing and community needs directly or through responsive local institutions. It also requires national planning for population growth and distribution. No new legislative trail-blazing is required to establish national policies. For example, they exist already, if only by default, in the federal highway system which has molded development in the twentieth century much as the railroads molded development in the nineteenth century. New legislation and programs are needed, however, to make our national policies responsive to the human needs of all sectors of our population.

People have a right to decent shelter

1. Every citizen of this nation should have a recognized and enforceable legal right to a home he or she can afford. The federal government has the basic responsibility for defining, enforcing, and satisfying this right. Moreover, we must meet the most critical needs first: those of low income Americans. Current estimates indicate that, in numerical terms, meeting this objective will require at least 13 million additional subsidized units. At least half of these should be in rural areas or small towns. At least sixty per cent should be for low income families. We deplore the present trend to shift housing subsidies away from building for low income people.

Decent housing is a public responsibility

2. We must resolve that solution of our housing problems in the 1970's is as important as the effort to place man on the moon in the 1960's. Therefore, we must commit the necessary resources, funds, and energy to achieving this goal. When the private market fails to furnish housing, there is no moral or legal obligation on us to bribe the systems into service. We must cut the umbilical cord which has bound public needs to private effort and, to the extent necessary, empower the federal government directly to finance and provide housing to meet critical needs, especially those of poor, minority, and rural families.

America has sufficient resources to provide housing

3. We must stop looking for cheap, easy, and painless ways of dealing with our housing crisis. Instead, we must recognize that solving our housing problems will require money, resources, and effort. This we can afford. Indeed, we can do no less if we are to honor our traditional commitment to the right to "life, liberty, and the pursuit of happiness."

4. We must reorder our national priorities. A society which spends four times as much on the private purchase of jewelry and watches ($4.0 billion in 1970) as it does on publicly subsidized housing for low income families has a tragically distorted sense of values. A society which predicates its defense spending on the possibility of fighting major wars in both Europe and Asia, while making the war on poverty hostage to budget ceilings and avoiding inflation or tax increases, dooms its poor to perpetual bondage.

5. Poor people and minorities should have the same choices enjoyed by other Americans. People are entitled to choose the location of their homes without being deprived of minimum facilities and transportation. In addition, they should have the right to decide whether they want home ownership, individual or cooperative or rental quarters.

6. People should plan and manage their own programs. Democratic participation in control of housing built and operated with public funds is not a luxury, it is a necessary means of protecting a free society. Persons living in publicly owned or subsidized housing should have genuine decision-making powers in the planning, control and management of these projects.

7. The focus should be on people not places. Government policies and programs have historically aided and abetted private efforts to force people off the land. People should not be compelled to move to cities to get shelter, running water, or sanitation. Public funds and publicly supported facilities available to metropolitan areas should also be available to small towns and rural areas. Equity in services and funding would do more to revitalize rural America than any number of artificially stimulated "growth centers."

Citizens' rights are national

8. Where local or state governments fail to act, the federal government must intervene, both to provide housing and to protect civil rights. It is no accident that the housing conditions of rural blacks and other minority Americans are shockingly worse than those of whites: it is the direct result of centuries of discrimination. We call for an end to federal laws and policies, including local government approvals of subsidized housing, which allow unresponsive state or local governments to interpose their powers to block residents of their areas from receiving the benefits of federal programs. Need, not the initiative or acquiescence of local government should be the primary consideration in the distribution of housing subsidies. The federal government must have and use the power to override local government and assume control where discrimination on the basis of income or race can be demonstrated or where it can be demonstrated that local entities are not meeting housing needs. If a citizen can be taxed, policed, and drafted into the military, those responsibilities and duties must be balanced by equivalent rights to food and security and shelter.

PRESENT HOUSING SUBSIDY PROGRAMS

The focus should be on people

9. Whereas all federally funded housing programs (FHA 235, 236, Conventional, etc. - FmHA 502, 501, etc.) are and have historically been for the primary protection of banking, management and developers, and whereas the provision of housing for people has been only of a secondary nature, now therefore we resolve that it is in the interest of the United States to reverse these priorities and consider its people as its greatest resource and thereby develop housing programs that provide for its people first and always foremost.

10. We call for the abandonment of indirect and intolerably expensive housing subsidies, such as interest credits and tax rip-offs like limited dividend subsidies. Given the tremendous need for public funds in solving the housing problem of low income people, it is essential that the cost be as low as possible. The federal government can borrow money and lend it more cheaply than it can subsidize others to make credit available. But the present mythology which makes all public credit look like a permanent loss has been utilized to block direct federal lending. The funds to finance the construction or rehabilitation and operation of subsidized housing should come out of the Treasury and be applied as directly as possible.

Direct subsidy programs must be expanded

11. We deplore the fact that the unsubsidized private sector effectively serves only the richest one fifth of the people in the country. Only they can afford the vast bulk of new sales or rental housing now being built. Except for the existing stock, efforts to meet the rest of our housing needs are dependent on limited dividend corporations, which provide inordinate tax shelter benefits for the rich; nonprofit housing, with shallow subsidies, inadequate resources, and difficult access to land and money; or public housing, which depends on the approval and support of local governments. Within these programs, most of the presently available overt subsidy funds are for moderate-income housing. Only public housing and rent supplement housing with below-market interest rates can truly serve low income people. Yet these programs to meet our most critical needs are but a small and diminishing proportion of all subsidized housing.

Subsidies should be provided according to need

12. We deplore the fact that 55 per cent of all housing subsidies goes to families with incomes above $10,000. Most of this is in the form of tax subsidies which are subject neither to public scrutiny nor annual Congressional review. If the affluent of this country are to receive housing subsidies as a matter of right, so, too, should those whose needs are far greater.

We favor legislation which provides a mechanism to devise and implement a formula which includes and accounts for all direct and indirect housing subsidies by income category, and which then distributes these subsidies on the basis of need or at least on an equal basis per capita. Such a system would explain and educate at the same time that it provides a fairly automatic remedy. It's the same thing for low-income citizens that the concept of "parity" was for farmers.

Operating subsidies needed

13. We deplore the fact that there are almost no operating subsidies available in our panoply of housing programs. Yet housing operation, including taxes, is as large or larger proportion of total housing cost as the financing of the construction itself. Without operating subsidies, related both to income and to the cost of providing decent shelter, it is impossible to meet the housing needs of the poor.

Housing allowances no panacea

14. We deplore any tendency to look to housing allowances without the safeguards of rent control, strict code enforcement, tenants rights and capital

funds for needed rehabilitation as a substitute for housing production, particularly in rural areas. Housing allowance experiments or programs must not be allowed to shift the focus away from meeting basic critical needs for housing, for income maintenance, and for employment programs.

Housing problem is political, not technical

15. We deplore the trend to lower standards of space or quality because of the effort to reduce housing costs to meet present subsidies. Too often, the emphasis on technology leads to proposals for experimenting on the poor, and to a futile search for substitutes for the programs needed to provide adequate housing in both rural or urban America.

The search for technological progress cannot be allowed to obscure the need for capital and operating subsidies to meet the housing needs of low income families.

LAND FOR RURAL HOUSING

Federal land use policies needed

16. The federal government must develop and implement policies or programs to assure that land is treated as a limited and precious natural resource. These policies must assure that use of land is based on the following priorities:

1) The social needs of all of the citizenry.
2) The basic right to hold or use land for shelter by every citizen.
3) Ecological considerations
4) Economic concerns

Government should have the power to ensure the intelligent use and preservation of land and should not allow land owners to irrevocably destroy something on which all human life depends. For example, there is no right to wipe out a forest without conserving by replacement, or to gut by strip mining without making restoration of the land.

Restitution of stolen land

17. Restitution should be made to the rightful owners of land which has been illegally seized, held, or used in violation of the law. Millions of acres have been wrested from native Americans and other minorities, in violation of their treaty and constitutional rights. Additional millions of acres are owned by railroads, in violation of their original land grant provisions. Acreage and residence restrictions in the Reclamation Act of 1902 have become worse than a joke: their flouting has been a major factor in the growth of agribusiness.

Land profits should be taxed

18. Effective measures are needed to counter the present concentration of ownership or control of open land in the hands of agribusiness, giant corporations, and wealthy individuals. We must explore all possible avenues of "buying America back."

Federal and state governments should adopt rural land banking programs to purchase land in desirable locations from large land owners, write down the cost, and lease it as needed to individuals, cooperatives, or community based housing development organizations. Such programs could be financed through taxing the unearned increment on land and putting these funds into a land banking trust fund.

Rural relocation assistance needed

19. All people displaced from rural areas—whether by public or private action—should be entitled to relocation and resettlement assistance, including provision of decent replacement housing and payment of all the costs of moving. The social costs of displacement should be the responsibility of the owner.

Public powers of eminent domain

20. Federal and state governments should use their powers of eminent domain to obtain land for housing where it is otherwise unavailable. Individuals denied access to land should have the right to initiate public action to obtain it through the use of these powers, but not at the expense of the poor.

Existing federal and state holding should be made available for housing whenever a request for land for low or moderate income housing development is made, the burden of proof should rest on the government agency seeking to hold the land or put it to another use. Otherwise, the land should be released.

21. We call for an end to federal subsidization of land speculation through the tax system. The low federal tax rate on capital gains—an estimated tax subsidy of almost $10 billion this year—should be abolished.

Property tax reform

22. We call for reduction of exorbitant residential property taxes and elimination of those property tax benefits which now encourage the unproductive use of land by enhancing the profits of land speculation. Not only is the property tax the major source of local governmental revenue, accounting in 1970 for 85 per cent of all local tax revenue, but when levied on human shelter it is one of the most regressive taxes ever devised and one of the largest components of housing cost for low income owners. Moreover, the need for tax revenue to finance education and other services tends to force land into development of high tax ratables instead of moderate cost or subsidized housing.

As a first step, we recommend that tax and other subsidy laws be revised to favor small rather than large holdings. For example, the tax could be made more progressive by increasing the rate in proportion to the value of the land. Where local governments, under the control of large land holders, consistently or flagrantly undervalue large holdings, a federal or state surtax should be imposed.

We further urge the adoption of a "homestead exemption" for modest homes which would permit a property tax exemption for all homes valued at less than the national median value, (currently $17,000).

Restrictive land use controls opposed

23. We condemn the utilization by local governments of land use controls and other regulatory controls, (such as "slow growth," or failure to provide adequate municipal facilities), to exclude or discriminate against low income and minority groups.

We call upon the federal government to institute planning and housing policies, in conjunction with federal funding methods, to insure the equitable use of land and access to housing in all locations by low and moderate income families.

We need a strong national growth and land use policy and programs which will restore an equitable rural-urban balance, prevent the urban concentration and suburban sprawl afflicting the nation today and bring about the revitalization of rural areas. Such programs must protect the rights of the poor.

We call upon the states and the federal government to institute over-ride appeals, planning, financing, and administrative mechanisms to overcome inequitable and unilateral local exclusionary and use controls. Finally, we call for policies which guarantee that housing needs will be considered and planned for on a regional basis, with fair share planning / financing of land use and housing.

Expansion of community facilities programs needed

24. We need new institutions and programs, backed by adequate funds, so that needed community facilities can and will be developed to serve all people, regardless of location. Much land that is or might be usable lacks the transportation, water and sewer and other community facilities necessary to make it suitable or desirable for housing. Programs to provide these facilities generally do not function in the areas of greatest need.

To achieve this goal, we recommend that the current community facilities program of the Farmers Home Administration be increased, with adequate funds for administration. Need, not arbitrary appropriations or authorizations, should determine program level. In addition to water and sewer facilities, the program should be expanded to provide loans and grants for the development of neighborhood centers by locally controlled community associations for clinics, libraries, fire stations, and other needs. Community associations should be able to obtain funds directly wherever local governments are not responsive to demonstrable local needs.

The Community Facilities Program, if properly funded, could meet an essential need for rural areas and small towns. What possible system of national priorities in the last third of the twentieth century could allocate a program so vital to so low a level?

We strongly condemn the Administration's freezing and threatening to freeze the already inadequate grants for water and sewers while continuing to make expansive and optimistic statements regarding rural development and safeguarding the environment.

NEW PROGRAMS TO BUILD AND PAY FOR HOUSING

Total housing costs must be considered

25. We call for housing finance and subsidy programs designed to bring satisfactory housing within the means of everyone, with a choice of location and tenure. In order to meet full needs, the following four factors must be considered: (1) the cost of new or rebuilt housing; (2) the cost of adequate maintenance or rehabilitation of existing housing; (3) operating costs, including insurance and utilities; and (4) taxes.

Emergency Rural Housing Administration

26. We urge immediate establishment of an Emergency Rural Housing Administration the single aim of which will be to provide minimum adequate housing, clean water, and sanitary facilities to the worst-housed of the nation's rural areas and to do so within five years. The agency should be directed to ascertain the need for such housing in all rural areas, to work with other agencies—state, local, public and private—in developing a five-year plan for meeting those needs; and to act directly to insure that those not being served by other agencies and programs are served.

Deferred payment loans

27. We urge the use of capital subsidies to provide genuine opportunities for home ownership. We recommend that this be done through enactment of a loan program which would allow, where low family income required, that up to 50 per cent of the loan be made an interest free, non-amortized second trust, on which no payments would be made before retirement of the interest-bearing, amortized first trust.

Present federal housing loan programs, even with interest credits or subsidies, cannot make decent housing available for most of those whose incomes are below the poverty level. Deferment of repayment of a portion of the loans will make possible home ownership for a large number of those in greatest need. Protection against "wind-fall profits" could be assured by providing that the second trust would become interest-bearing and payable upon transfer of the title to one ineligible for the benefits.

People should plan and manage their own programs

28. In order to provide for consumer participation and self-determination, we recommend an experimental program, modeled on the Rural Electrification Administration, which would provide that whenever a specified number of households or percentage of an area's population petition for the establishment of a housing development corporation, they must be granted a charter, technical assistance, and access to the full range of subsidies needed to acquire land and build low income housing.

Rural development bank

29. In order to provide sources of credit to meet our housing needs, we urge the creation of a Rural Development Bank as a central financing institution for rural development, including housing. The bank should make direct loans, at low interest rates, for housing, for community facilities and services, and for economic activities to increase income-producing and job opportunities for the rural poor.

Comprehensive national housing program

30. We urge the replacement of our present patchwork of housing subsidies with a comprehensive federal program providing adequate housing assistance for all who cannot obtain safe and decent housing through the private market at a reasonable portion of their income. The

assistance must bridge the full gap between the total costs of providing and operating the housing and the payments which the occupants can afford.

Under this program the federal government should be able to act directly or to provide funds, including grants, to locally based public, cooperative, or nonprofit organizations to build and repair housing and to provide the following services:

1. Assistance for emergencies, such as fires or evictions.
2. Legal services (in cooperation with local legal service units) for landlord-tenant disputes. These services would take advantage of recent court cases which make rent payments predicated on housing condition.
3. Loans and grants for moving expenses, furniture, utility deposits.
4. Services of housing specialists who would act as aggressive advocates and would inventory and utilize community resources to improve housing.
5. Grants for repairs to homes owned by low-income people.
6. Training in whatever skills would be necessary to encourage home improvement: self-help housing organizing, credit counseling, repair and maintenance.

31. With or without such a comprehensive program of housing assistance, we regard certain things as essential to meeting the needs of rural and small town areas.

A special administrative structure, dominated neither by the agri-business interests of the Department of Agriculture nor by the almost-totally-urban-oriented viewpoint of the Department of Housing and Urban Development should be assigned responsibility for rural areas and small towns, including non-metropolitan places of 25,000 and below.

The structure must have a field staff, at least down to the multi-county district level. In no other way can the institutional gap that is an integral part of the housing problem in rural areas be offset. In no other way can the people in need of housing assistance be assured of being adequately reached and served, where they are and when they need it.

That structure should have the responsibility, not on only to provide credit and subsidies, but to act as a catalytic agent in securing the creation and operation of housing delivery systems—local public bodies, nonprofit developers, consumer-directed housing sponsors. It should have the staff and the funds to assure that technical assistance is available to all in housing need and not just to those able to afford it.

FARMERS HOME ADMINISTRATION

Expanded FmHA program needed

32. The major objective of the Farmers Home Administration should be to meet the full housing needs of rural people, including residents of small towns of up to 25,000 people, without discrimination on the basis of race, sex or amount or sources of income. In order to do this, FmHA must have vastly increased funds and staff, and more flexibility in operations. The following specific recommendations are designed to meet this broad objective.

33. FmHA Administration and Appropriations. We recommend that $250 million be appropriated for FmHA administrative expenses in fiscal 1974 to enable the agency to handle the vastly increased workload, particularly in housing and in community facilities, and that its administrative and personnel structure and policies be adapted to give priority to the lowest income families.

Each state office of FmHA should develop specialists, as appropriate, in rental and cooperative housing, land acquisition and development, self-help housing, home repair, and farm labor housing. Such specialists should be used in those activities which will reach the lowest income families. The Farmers Home Administration, at all levels, should seek and support administrative and legislative changes which will make possible not only higher production, but greater services to the poor.

In the absence of increased appropriations for additional staff, the Farmers Home Administration should not take staff time away from the low and moderate income housing programs in order to implement the above moderate housing loan insurance program as provided for in the Rural Development Act of 1972.

34. Expanded Jurisdiction for Farmers Home Administration. We recommend that the authority of Farmers Home Administration to make loans be extended up to towns of 25,000 population. Implicit in this recommendation, however, is the need to accompany any such extension of FmHA's jurisdiction with a commensurate increase in the loan, grant, and administrative funds available to

it, so that its ability to serve its traditional jurisdiction is not thereby jeopardized.

The Congress must recognize that the present service area of FmHA and the unwillingness or inability of HUD / FHA to serve smaller towns and rural areas leave large portions of the countryside with very limited assistance from federal housing programs. This jurisdictional hiatus must be eliminated. Even the present inadequate housing and community development programs are better than nothing, and nothing is what many towns and rural areas are getting.

35. Research Funds for FmHA. We recommend that FmHA be provided with funds for research geared to solve the problems which often hamper or restrict housing developments in rural areas. An example is lack of waste disposal systems which could serve an individual home or a number of homes at a modest initial investment and low maintenance.

One of the reasons for the lack of innovation in rural housing programs is that FmHA has always been tied to "more of the same" and has had only meager access to USDA research funds. While HUD has limited itself to questionable reliance on technology to improve housing stock while devoting little attention to the gaping holes in its credit system, rural programs have had hardly a dime for elementary research and demonstration.

End committee review of housing loans

36. Termination of FmHA County Committee Review of Housing Loans. We commend the new FmHA regulations giving state directors authority to waive county committee use. We recommend that the authority of the Secretary of Agriculture to use county committees as a means of determining eligibility of applicants for FmHA housing loans be completely rescinded.

We recognize the historical origins of the local committee structure adopted by FmHA for the review and processing of farm loans, but can find no justification for the use of such committees to determine eligibility for rural home loans. This procedure waters down both the authority and responsibility of the FmHA county supervisor. The system is outdated and unresponsive and slows up loan processing.

37. Escrow Accounts for Rural Borrowers. We recommend enactment of any necessary legislation to authorize and direct FmHA to establish escrow accounts on behalf of its housing borrowers for the payment of taxes and insurance. The first year's taxes and insurance should be included in the mortgage as part of the closing costs.

More funds needed for home repair grants

38. Home Repair Grants. We recommend that the housing repair grant provisions of Section 504(a) be funded at a level of $25 million for fiscal 1974.

The provisions of Section 504(a) were written with both grants and loans in mind. This program, as well as the one provided by Section 1119 of the Social Security Act, is designed to reach the lowest income families who own their homes. This group, which is usually elderly or disabled, is not mobile and frequently has income of less than $100 a month. The usefulness of the program is very clear, having been demonstrated in eastern Kentucky and in practically every other region of the nation.

The FmHA grant program has been hamstrung since 1964 because of an annual rider on the appropriations bill prohibiting the use of any administrative money to operate the grant program.

G. Home Repair Loans. We recommend that the housing loan provisions of Section 504(a) be funded at a level of $25 million for fiscal 1973 and that the amount and term of years on this loan be increased.

The FmHA home repair loan, now limited to $2,500 ($3,500 when water and sewer is involved), is too costly for the very poor it is intended to serve based on its present 10 year term. The maximum amount should be increased to $4,000 and the term extended to as long as 20 years when necessary and FmHA should be mandated to promote the program (hiring special personnel if necessary) and couple it with available grant and job training programs to extend its usefulness and benefits.

The $1,000 promissory note provision should be increased to $1,500 to cover the cost of sewer, septic, well or toilet facilities. The present amount is inadequate.

Changes needed in ability-to-pay determination

39. Determination of Repayment Ability. We recommend that until more adequate subsidies are available the Farmers Home Administration change its procedures on loan eligibility to make any family eligible for a housing loan where the total costs of loan repayment plus taxes, insurance, and a reasonable maintenance allowance do not exceed the family's housing payments for the average of the three previous years.

We abhor the injustice of a procedure which, in effect, holds that although a family may be living in slum housing and paying a high price for it the family should not be allowed to buy a good house

and pay no more than it pays to the slum landlord.

Poor families very frequently have no alternative but to pay a higher percentage of their budget for housing than appears to be wise. We hold that in the absence of alternatives it is better to pay the same amount for decent home ownership than for slum housing.

Financial ability to repay should be the sole criterion for determining eligibility for a loan and the benefit of any doubts should be given to the borrower.

40. Rural Rental and Cooperative Housing. We recommend that the Rent Supplement Program be extended to programs which are financed directly by FmHA, that the FmHA staff be expanded to enable the agency to actively promote rental and cooperative housing, and that the agency promote the coupling of its rural rental program with the leased public housing program in order to serve low income families. The rent supplement program funding should be increased to meet this need.

We urge that FmHA be given authority to make or insure loans to condominiums.

The two per cent of project costs that FmHA requires rural rental housing sponsors to have on hand for initial operating costs (AMPO) should be included in the amount of the mortgage for non profit groups.

We deplore the move of FmHA to include limited dividend corporations, which primarily provide tax subsidies for the rich, as eligible for rental programs.

New assistance needed for self-help housing

41. Expansion of Self-Help Housing. We recommend that all programs sponsoring self-help housing be greatly expanded. This includes the establishment of self-help programs in the Department of Housing and Urban Development for cities of 10,000 population and above as long as those areas are excluded from service by the Farmers Home Administration. Federal programs should provide sponsor funds, revolving land development funds and varying programs of subsidy through lowered interest rates, postponed amortization of principal repayments, and grants, depending on family income. The guiding principle of such legislation should be that no family in need of decent housing be denied by reason of poverty the right to build its own house under competent supervision.

We applaud the provision of technical assistance funds for self-help housing through FmHA and call for appropriations of the full authorization of $10 million in grant funds for fiscal 1974. We further recommend that the self-help land loan funds be funded at $5 million for fiscal 1974; this money should be made available simultaneously with technical assistance grants.

We call for increased funding of Section 106(a) of the Housing Act, through which HUD can fund self-help administration and technical assistance, in order to fund all valid applications. We recommend a comparable program under FmHA.

People should advise

42. Consumer Advisory Committees. We urge the establishment of Consumer Advisory Committees, elected from the rural poor, at both national and state levels of FmHA. These committees should have access to such program information as they need to fulfill their function of advising officials of consumer needs and necessary program changes. Representatives of the Consumer Advisory Committees should also serve on the already established State Advisory Committees, from which they are currently excluded.

All proposed regulations should be reviewed by the Consumer Advisory Committee prior to publication for comment in the Federal Register. Advisory Committee recommendations, if not accepted, should also be published for wider consideration.

43. Title Insurance. We urge that FmHA be granted and use authority to insure titles to land which is otherwise uninsurable because of remote outstanding claims or encumbrances. In many rural areas, FmHA will not make loans because of remote clouds on title caused by a long line of inheritances. In most cases the chances of an adverse claim against the property appear to be so remote that a safe loan could be made, and the borrower could then obtain a housing loan. Where necessary, FmHA should refinance land contracts and other loans to allow FmHA financing for low-income families.

44. Appeals Procedure. For the first time, in 1972, FmHA adopted procedures for appeal from its decisions. These procedures, however, fall far short of the constitutional requirements of due process. We urge that they be strengthened.

Minority employment, service needs improvement

45. Civil Rights Enforcement and Hiring Practices. We recognize that FmHA has made significant improvements in its service to black and other minority groups and that some gains have been made in employment of women and minority personnel. We believe that progress is far too slow and we call for continued close scrutiny of FmHA (as well as the remainder of the Department of Agriculture and HUD) by all interested groups.

FmHA must begin to appoint and move up more minority assistant county supervisors and increase such employment opportunities in state and national offices, and to redress the white imbalance of the agency. FmHA has been too slow in seeking out minority contractors and in taking advantage of or creating special training resources to provide increased skills.

We urge study and continuing scrutiny of the farm credit institutions on employment and lending, and compliance with the spirit and letter of the requirements for affirmative action under civil rights laws.

46. Loan Processing. FmHA loan processing must be further simplified. One desirable step is authorizing the county supervisor to write checks for closed loans rather than order them from the St. Louis Finance Center. The county supervisor should also be authorized to advance money for options and other preliminary costs to approved borrowers when such actions will expedite the lending process.

47. Political Influence. Whereas it is currently FmHA practice to permit FmHA state directors to be replaced by political appointees, be it resolved by us that the conduct of FmHA business and uniform application of law and regulations would be improved by removing FmHA from the political pork barrel.

48. Designated Attorneys. We oppose the use of "designated attorneys" by FmHA. Families who pay for the services of an attorney in connection with a housing loan should be free to choose that attorney. The present system contributes to political chicanery in the selection of FmHA attorneys and denies the families the right to choose the attorneys for whose services they are paying.

FARM LABOR HOUSING

49. Farm Labor Housing Grant (Section 516) Appropriation. We recommend that the farm labor housing grant provisions of Section 516(a) be funded at a level of at least $250 million, sufficient to meet the current backlog of applications and expand the program to meet farm labor housing needs.

The pitifully inadequate Administration's request for $2.5 million for fiscal 1973 is a disgrace. More than $35 million in applications await FmHA action at this moment, and the appropriation has been exhausted.

50. Grant Implementation (Section 516). We recommend that grants be made at a level of 90 per cent of proposed project costs (as approved by Congress), unless a project submits evidence that local needs can be met using a lesser grant percentage.

FmHA is now implementing a policy of making grants equal to only 40-60 per cent of what projects request; this means funding projects at a level of 30-50 per cent grant (and 70-50 per cent loan) unless radical reductions in size and scale are made. Even if reductions are made, there is no indication from FmHA that the grant will not be reduced also, (i.e., so that no project has more than 30-50 per cent grant funding). Reducing grants increases debt service and substantially increases rents.

Nonprofit, farmworker organizations which seek funding under 514-516 Farm Labor Housing should not be limited to a total development cost of $1,000,000 per project. FmHA does not require this limit of other types of sponsors; therefore, the agency should not require this of Farmworker Sponsors.

51. Operating Subsidy Recommendation. The 514-516 program should have an operating subsidy (similar to the Brooke Amendment and rent supplement). Even with heavy (e.g., 50-90 per cent grant) capital funding, rents are still out of reach of migratory farm workers as well as resident seasonal workers. Taxes, insurance, maintenance, management, and other major operating expenses are not alleviated by capital grants.

Alternative tenants for farm labor housing

52. Off-Season Habitation by Non-Farmworkers—514-516 projects should be allowed to house agriculturally related (e.g., processing, packing) labor and / or any low-income families at times when there are inadequate "domestic farm labor" tenant applications.

It is wasteful for projects tailored to meet the needs of seasonal or migratory workers to sit idle during the off-season. In addition, we must look toward the time when the migratory streams will dissipate, and we will be faced with a declining need for farm labor.

Finally, we must consider that "ex-farm workers" will still need housing though they may

have new jobs. How will this influx into communities be handled if farm-labor housing projects are not adaptable? The provision above will allow us to continue to try to meet the needs of farm labor while facilitating the transition that workers and communities are and will be continuously confronted with.

53. Expansion of "Eligible Tenant" Definition. The definition of "eligible tenants" under 514-516 programs should be expanded from "earn a substantial portion of their income from farm labor" to "earn a protion of their income from farm labor."

In many areas of the country, seasonal farm workers are doing decreasing proportions of "farm" work (but are still in very high demand for seasonal work) and increasing proportions of processing or factory type work. Most farmworkers may only earn 20 per cent through income from farm work. However, they may constitute a majority of the work force. Their needs must be met by domestic farm labor housing legislation.

Non-farmer sponsorship

54. Maintenance of Nonprofit, Non-Farmer Sponsors. FmHA has recommended to nonprofit projects (i.e., WHO, Inc.) that they get farmers to become applicants for farm labor housing. Would FmHA limit or do away with the nonprofit approach, and change to "farmer-applicants"? If they do, they will be contributing to the **problem** not, to its **solution.** The problem is a paternalistic, 19th century, employment situation; farmers **controlling** not only the work but the **lives** of workers.

55. Farmers Home Study of 514-516 Program Under mandate from Congress (H.R. 92-1283), FmHA is doing a study of use of 514-516 by farmers. It has been indicated that the results of this study may be used to justify altering 514-516 so that farmers, individually or as would be eligible to submit proposals for farm labor housing.

Under no circumstances should farmers be eligible applicants for farm labor housing programs. The legislative intents should remain as it is now; projects are not to be used to provide labor for specific farmers. Workers must be allowed to live and work under conditions of their own choosing, without the possibility of their homes being jeopardized by farmers.

In addition, any FmHA study of 514-516 program effectiveness and possible future directions should consult with current applicant projects. This is not being done with the current study. Not consulting with applicant projects is irresponsible and neglectful. Applicant projects have made substantial investments of time, energy and money on the part of thousands of people to do farm labor housing and should be the first to be consulted as experts about farm labor needs and future directions. To not consult applicant projects is to renege on FmHA and legislative intent and commitment to carry out farm labor housing.

516 grant funds should be released

56. Withholding of Funds by Farmers Home Administration. FmHA is currently withholding $400,000 in 516 grant funds. This is enough to fund one project (only 4 are being funded this year). Those funds should be applied toward the appropriate applicant project(s) immediately. There is no excuse for withholding these funds, especially when one considers how pitifully small the total appropriation is ($3.75 million) and the fact that the President's Office of Management and Budget has already impounded $1.25 million (33 per cent) of that appropriation.

57. Recommendation that FmHA Request Release of Funds by OMB. Farmers Home Administration (and USDA) should make a formal request that the Office of Management and Budget release the impounded $1.25 million in 516 grant funds. Until they do, we can only believe that they are not serious about undertaking farm labor housing and about doing their job as mandated by Congress.

The request could be supported by a clear and abundant documentation of need; for instance:

1) The $28 million in grant applications received as of June 30, 1972, when FmHA national office and state offices stopped accepting applications.
2) The $38 million in grant applications as compiled by a national survey under the auspices of the National Rural Housing Coalition (September, 1972).
3) The new authorization by Congress for $150 million in grant funds.

Reopen FmHA's doors

58. FmHA should continue to accept applications. FmHA must reopen its doors. It must again accept and evaluate applications, even if immediate consideration cannot be given to funding new applicants. Applications, especially if they have been evaluated, are the best indicator possible of local need and desire for farm labor housing. They should be the foremost criterion for the level of funding authorized and appropriated by Congress and expended by the President's Office of Management and Budget. It is clear that they

cannot serve as such a criterion if FmHA has refused to accept them and does not know what applicant projects exist.

59. Establishment of Evaluation Criteria. FmHA should jointly (with rural housing organizations) establish specific, written, publicly obtainable criteria by which they evaluate 514-516 proposals. Mr. James Neville, Assistant Administrator / Rural Housing, has informed representatives of Waynco Housing Opportunities, the Housing Assistance Council, the National Housing Law Project, and the Rural Housing Alliance that no specific, written criteria currently exist. This is an irresponsible way of administering a federal program and potentially another travesty of justice.

OFFICE OF ECONOMIC OPPORTUNITY

OEO rural housing policy needed

60. We recommend that OEO take immediate steps to develop a housing policy and program for the rural poor and that it mount a program of national advocacy on behalf of the rural poor. The policy should be based on the right of the poor to assistance and to freedom of choice. It should use existing resources to the maximum extent feasible, and, more important, it should supplement those resources with its own funds to provide services for the poor.

OEO to serve as advocate of poor

61. We recommend that OEO recognize and assume responsibility for representing at the national level, the housing needs of the rural poor: That is; working with Congress, FmHA, HUD, and other agencies to reform their programs to meet the housing needs of the rural poor people, has not fought its grantees' battle with intransigent federal agencies, has not supported the housing efforts of its grantees. OEO has abdicated its responsibility for advocacy so that nonprofit organizations such as RHA and HAC have to tread carefully in making recommendations to Congress.

Increased funding for rural housing

62. OEO should devote a substantially increased portion of its funds to housing and to rural needs. We charge OEO with neglect of its responsibilities in not having done this under the mandates contained in Sections 214 and 240 of the Economic Opportunity Act of 1967. Furthermore, for failure to take action with regard to a national housing strategy for low-income families and individuals and for failure to specifically request use of Perkins Amendment funds, we charge Philip Sanchez with action contrary to the Economic Opportunity Act, contrary to the intent of Congress, and contrary to the mission of OEO as stated in the act itself.

Release proposed housing strategy paper

63. The conference demands that OEO Headquarters release the Housing Strategy Paper presently being considered by OEO director, Philip Sanchez, to all OEO grantees with a housing component and other OEO housing grantees so that they can determine whether or not the strategy should be supported.

National OEO housing office

64. We recommend the establishment of a separate division of housing at the headquarters level in OEO, with adequate staff and funds for operating programs, technical assistance, and research and demonstration functions.

We deplore the fragmentation of OEO's technical assistance which, while never very strong, has been reduced to an absurdity with a pattern of umbrella contracts and subcontracts let by individual regional offices. These catchalls offer man-days where years of assistance are needed.

We recommend that at least $1 billion be provided OEO annually for technical assistance, rural housing grants and for demonstration projects in order to provide more adequate housing for the rural poor. Furthermore, we urge that any and all such Research and Demonstration housing projects involve the entire OEO housing structure including CAAs in housing, HDCs, and other low-income

housing groups, in the planning and development of such projects prior to the actual implementation.

We recommend that OEO provide a housing counselling program composed of trained personnel to all working housing programs.

OEO should implement housing mandates

65. In as much as Congress has enacted programs in rural areas which have and continue to cause small farmers and farmworkers to be displaced, we demand that OEO implement programs, including grants, which will provide decent housing for such persons.

Alternative to Community Action Programs

66. Even if programs on rural housing, or rural development, are implemented, leaving the local CAP agency as the agent for such programs is a serious mistake. While a local CAP agency can be a good resource for nonprofit groups interested in sponsoring programs, not all CAPs are willing to help such groups. We recommend, therefore, that if a nonprofit group wishes to initiate any particular housing program, especially a program that would require an incentive grant, then this group should be eligible to submit their application directly to the regional or national OEO office if local CAPs refuse to cooperate and utilize such programs as they should.

Maintain national farm workers program

67. We vigorously oppose the periodic suggestions that the Migrant and Seasonal Farm Worker Division be removed from OEO, or that its operations be "regionalized." The problems of farm and harvest workers have been for generations neglected by the Departments of Agriculture and Labor. OEO, through its Migrant Programs, has done more toward finding solutions to the many problems of this tragically neglected group than have the combined efforts of the major departments. It has led OEO, and in some respects the entire federal government, in rural housing programs. Such initiative should be recognized with increased appropriations rather than relegation to anonymity in Labor or Agriculture.

Maintenance of OEO effort urged

68. We deplore the recurrent proposals for dissolution of OEO, for an increased cash matching share, for scattering its functions and funds to agencies and groups whose proven record for dealing with poverty is one of disinterest, inaction, or hostility. In rural areas where over half of the poor live this course of action is a cruel insult to those where hope for the historic promise of America lives on in spite of the puny commitment by the government to do better.

Transfer of OEO functions opposed

69. This conference hereby affirms its total opposition to reportedly imminent plans for the administrative transfer of OEO Operations functions to HUD. Incorporation of OEO activities into HUD is likely to cause increased administrative chaos and even less poor-people housing advocacy than OEO currently undertakes.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Reorganization of guidelines

70. We ask that any governmental reorganization with respect to housing, planning, and community development programs specifically account for the needs of rural areas. We ask that funds for such programs include increased allocations for rural areas and that staff responsible for such programs be qualified specifically to work with rural problems, including those of rural minority groups. Until the above requirements are clearly fulfilled, we oppose any reorganization of rural housing and community development responsibilities.

Strengthen public housing program

71. We deplore legislative and administrative efforts to emasculate public housing and call instead for measures guaranteeing that public housing will be made available to the lowest income families, by increasing the program funding level and increasing operating subsidies to conform with the intent of the Brooke amendment. We find particularly outrageous the attempts by the Administration to frustrate the application of the Brooke amendment by freezing funds already appropriated and by urging, instead, that housing authorities seek a broader income mix.

Self-help and public housing

72. We commend the experimental approaches to public housing which have coupled public housing and self-help homeownership subsidies. We urge that public housing subsidies be coupled with FmHA 502 loans and 515 loans with interest reductions to one per cent as well, to enable FmHA loans to be made to lower income people.

Public housing goals

73. At least 150,000 units of public housing are needed annually in rural areas alone, but **total** public housing production in the last five years has averaged roughly half this amount (77,000 units) and only about 20 per cent of this has been in rural areas. In order to enable public housing to meet the needs of rural as well as urban areas, Congress should enact legislation that will greatly expand the program.

Alternative to public housing

74. Public housing must be able to operate through local nonprofit and community-based organizations as well as through housing authorities, and must be freed of the oppressive need for local public approvals, including cooperation agreements. In addition, the conference calls upon those states whose legislation requires local approval to act to eliminate such restrictions.

Expand public housing authority

75. All states should enact legislation enabling creation of county and regional housing authorities and should encourage their creation with technical assistance staff.

We recommend that HUD provide funding for county, regional and statewide housing authorities that mechanisms be developed to revise requirements to accommodate these authorities and that set-asides for program reservations be made.

Establish Indian desk

76. We recommend that an Indian desk be established to eliminate red tape in gaining housing on reservations and to focus specifically on Indian programs and problems.

Special provisions for Colville tribe

77. Because a number of tribes, including the Colville Tribe and other northwest tribes, have had great difficulty in obtaining prompt and expeditious service from HUD, we recommend that funds be transferred from HUD to the Bureau of Indian Affairs for funding and administration of Indian housing projects whenever this is requested by the tribe concerned. In particular, we urge that this be done immediately for the Colville Tribe.

HUD operations in rural areas

78. To enable HUD to work more effectively in rural areas, we recommend that regulative and administrative procedures for existing HUD programs be adapted to the special needs and circumstances of rural areas, including the placement of field staff outside of urban centers.

In order to increase effectiveness of rural housing delivery systems, we recommend that the interagency communication between HUD and FmHA on national, state and regional levels be reactivated, that the proceedings from these meetings be published and that consumer participation be greatly increased.

STATE RESPONSIBILITIES, PROGRAMS, REVENUE SHARING AND A-95 REVIEW

States to assume responsibilities

79. We demand that state governments accept their responsibility to insure the delivery of low income housing in rural areas through the creation of state housing agencies, empowered to provide housing where localities fail or refuse to meet the needs of their low income people.

We further recommend that states take steps to develop programs in the following areas:

A. Rent supplement payments, down payments for homeownership, and increased loans and grants to nonprofit sponsors of low income housing, with special emphasis upon the funds necessary to cover initial operating expenses of nonprofit housing developers and public housing authorities.

B. Development of a nonprofit housing delivery system in rural areas, with emphasis upon regional and countrywide nonprofit organizations to insure that areas are covered by viable nonprofit housing sponsors.

C. Increased technical assistance to public and private housing producers involved in the development of low-income sales and rental housing.

D. State land banking and land development programs to write down the rapidly increasing costs of land for sponsors of low and moderate income housing and innovative programs to use surplus state lands for the provision of low income housing.

E. Below market interest rate permanent mortgage and construction loan financing, and state mortgage and construction loan insurance or guarantees.

State housing codes

80. Each state should adopt a uniform building code without local option, and a state manufactured housing code including coverage of mobile homes and provide expert staff with technical knowledge to enforce such codes. Such codes shall be ones which do not in any way restrict the use of subsidized housing programs or of quality manufactured housing.

State zoning appeals

81. Each state should enact legislation creating a state zoning appeals board which shall have the responsibility and power to override local zoning restrictions when it is determined that local restrictions are being used to exclude low and moderate income housing from a community or area.

Homestead exeruption

82. Each state should provide property tax relief for lower income owners and renters by allowing all households with incomes of $7,500 or less to deduct half of the cost of their property tax from the cost of their state income tax. In states having no income tax, the state should reimburse directly such owners and renters for half of the cost of their property tax.

State legislature

83. Each state legislature should establish in both houses a committee or sub-committee with specific responsibility for housing. These committees should hold joint hearings throughout their states as to housing conditions and problems and make recommendations for state legislation.

State role limited

84. We recognize that state and local action, however large-scale and effective, is an adjunct to and not a substitute for adequate federal programs. The responsibility for a just, balanced and orderly solution of social problems is a federal one which cannot, in the interests of equity for all citizens, be delegated to state or lower levels of government.

Revenue sharing

85. General revenue sharing offers a substantial source of additional revenue for many communities. We urge that it be used to meet the most pressing needs for community facilities, especially those of poor or minority people. We urge also that the civil rights requirements of the act be vigorously enforced.

Block grants challenged

86. We oppose special revenue sharing or block grant programs except in those cases where local and state governments have demonstrated their willingness and capacity to deal fairly and effectively with the housing and other problems of minority and low income people.

Federal sanctions proposed

87. We recommend that the Federal Government decrease the flow of federal funds, including revenue sharing funds to localities which refuse to take steps to house their low-income residents.

A-95 review process

88. We recognize the importance of regional perspectives and regional comment on federally funded local projects; however, we urge that the so-called A-95 review of housing and community development projects by regional agencies not be used to frustrate or delay sorely needed projects. All too often such powers, in the hands of unresponsive institutions, provide excuses for inaction rather than resulting in needed action.

We further recommend that steps be taken immediately to see that the decisions of A-95 review agencies are opened up to closer public scrutiny by mandating that all such agencies regularly publish summaries of actions taken.

HOUSING DEVELOPMENT AND LIMITED DIVIDEND CORPORATIONS

Support for HDCs

89. Given the general inadequacy of housing subsidy programs, it is small wonder that housing development corporations have been unable to achieve substantial impact on the needs of the rural poor. Without expecting miracles where none can happen, we recommend continued use and funding of housing development corporations for the following functions:

A. Providing responsive, consumer oriented institutions through which to channel presently available housing subsidies where public agencies are nonexistent, inactive or inadequate;

B. Acting as advocates for better programs and exposing the inadequacy and unworkability of present programs;

C. Experimenting with ways to hustle the system in order to make it more responsive to present needs.

Limited dividends opposed

90. This conference strongly goes on record as opposing the immoral use of public funds to the tune of $286 million in 1972, to subsidize the rich at the expense of the poor, through the tax losses which result from the accelerated depreciation and capital gains tax loopholes. The limited dividend approach to the provision of housing for the poor must be replaced by direct loans and grants and deeper subsidies in an amount necessary to meet the need, without resorting to bribes to the private sector to participate in housing the poor.

HOUSING MANAGEMENT

91. Rental housing programs should be designed for the benefit of the tenants and not agencies, builders, sponsors, lawyers, architects, consultants, managers or others who prey on the interests of low income consumers.

Adequate management requires, in the first instance, putting the interests and needs of tenants first and foremost. In order that tenants have the needed expertise for major management we urge that priority for participation in management training programs be given to tenants of subsidized housing projects. At minimum, tenants should participate in setting policies in such areas as renting apartments, evictions, setting rents, hiring staff and maintenance.

92. Subsidized housing today is under funded. Congress should appropriate and the executive branch of government should release sufficient funds to adequately cover operating deficits incurred by public housing authorities and sponsors of federally subsidized housing who should be providing housing at a maximum of 25 per cent of an individual's income. The operating subsidies should permit the use of the funds to cover the cost of training of tenants for management and maintenance. There should be no screening out of low income tenants as a substitute for adequate subsidies.

93. We urge that priority for participation in management training programs be given to tenants of subsidized housing projects with top priority being given to minorities.

We urge that the National Center for Housing Management make sufficient changes in its curriculum to train residents and to develop tenant management corporations, and that HUD and

Congress assist in adequately financing these functions.

94. We strongly encourage the formation of tenants organizations which can define and defend tenants rights, increase tenant understanding of management procedures and develop an orderly process for tenant participation in management.

95. Because poverty and poor housing are so closely intertwined, we call for a guaranteed annual income for every American, adequate to meet the cost of all basic needs: food, clothing, shelter, transportation, access to health, education, legal, and other services. To prevent increased income from simply bidding up the price of slum housing, the supply of decent housing available on reasonable terms must be vastly increased, as called for in our other recommendations. Adequate income is essential to decent housing; but adequate income alone will not provide it.

96. Because a majority of low income people are either unemployed, underemployed or employed at near-slave wages, we recommend that the federal government guarantee public service employment at decent wages to all able-bodied people who are willing to work. Lack of employment opportunity violates the rights of every jobless person who is willing to work.

Many of the pressing social needs of small towns and rural areas can be met by the rational utilization of presently unemployed manpower in the provision of needed public services, the rehabilitation of indecent homes, the construction of new homes and the provision of clean water and modern sanitation.

Moreover, there is no possibility of meeting the housing famine in this country without an increase in the supply of building craftsmen. Manpower programs must be adapted to rural areas, including the training of building craftsmen through the actual construction and rehabilitation of houses for the needy.

97. We recommend the establishment of a uniform housing code for rural areas where there are no statewide or local housing codes in effect. We further recommend the adoption of a strict national code to regulate the production of mobile homes.

98. To prevent the continued use of our tax money to support slum landlords, Congress should stipulate that shelter allowance funds not be used to rent substandard homes for welfare families when standard homes can be purchased or rented.

GENERAL

99. The Second Rural Housing Conference recognizes a new entity known as the **National Spanish-Speaking Housing Coalition,** an organization composed of Spanish-speaking housing professionals and organizations whose objectives are the following:

1. A decent home and a suitable living environment reflecting the life-style of every Spanish-speaking family.
2. Communication and information between all Spanish-speaking people in the United States and the government agencies which can facilitate housing development for the poor.
3. Concentrated political involvement in the development, formulation and passage of housing legislation which will benefit the Spanish-speaking people.

The Second Rural Housing Conference supports the efforts of this and all other groups actively advocating the right of all people to good housing.

100. The Spanish-Speaking delegates recognizing the multi-billion dollar industry of construction and recognizing the raw facts of the estimated 16 million Chicanos in this land we account for less than 1/10 of the general contractors in the industry, therefore, move that Chicanos who have position which facilitate access to HUD and the Department of Labor should work toward securing contracts or grants that carry riders specifying negotiated contracts for Spanish-Speaking Americans, with bonds waived under the mandate in the 1970 Housing Act.

101. The conference recognizes that an International Exposition and Conference for Home Appliances and Furniture will be held in Caracas, Venezuela in late 1972.

We encourage the concept of simple, durable, easily maintained and repaired farm and home equipment and wish to recognize the need of South and Central America to produce such equipment at home.

102. We recommend elimination of the dual process of legislation-plus-appropriation which has hamstrung all housing and community development programs (except public housing, which is not threatened with its extension) by requiring the Congress to enact programs twice before they become effective.

Using the war cry of "backdoor financing," opponents of housing subsidies and community development programs have succeeded in crippling much of the legislation adopted in recent years by requiring that all programs be re-enacted in the form of appropriations before contracts can be let.

We urge that this process be halted, and that all housing and community development legislation be couched so that programs can be carried out immediately upon adoption.

103. We call on Congress to take immediate steps to curb the current Executive Branch practice of spending or withholding funds without regard to the intent of the Legislative Branch; specifically the practice of the President's Office of Management and Budget of "freezing" or impounding funds.

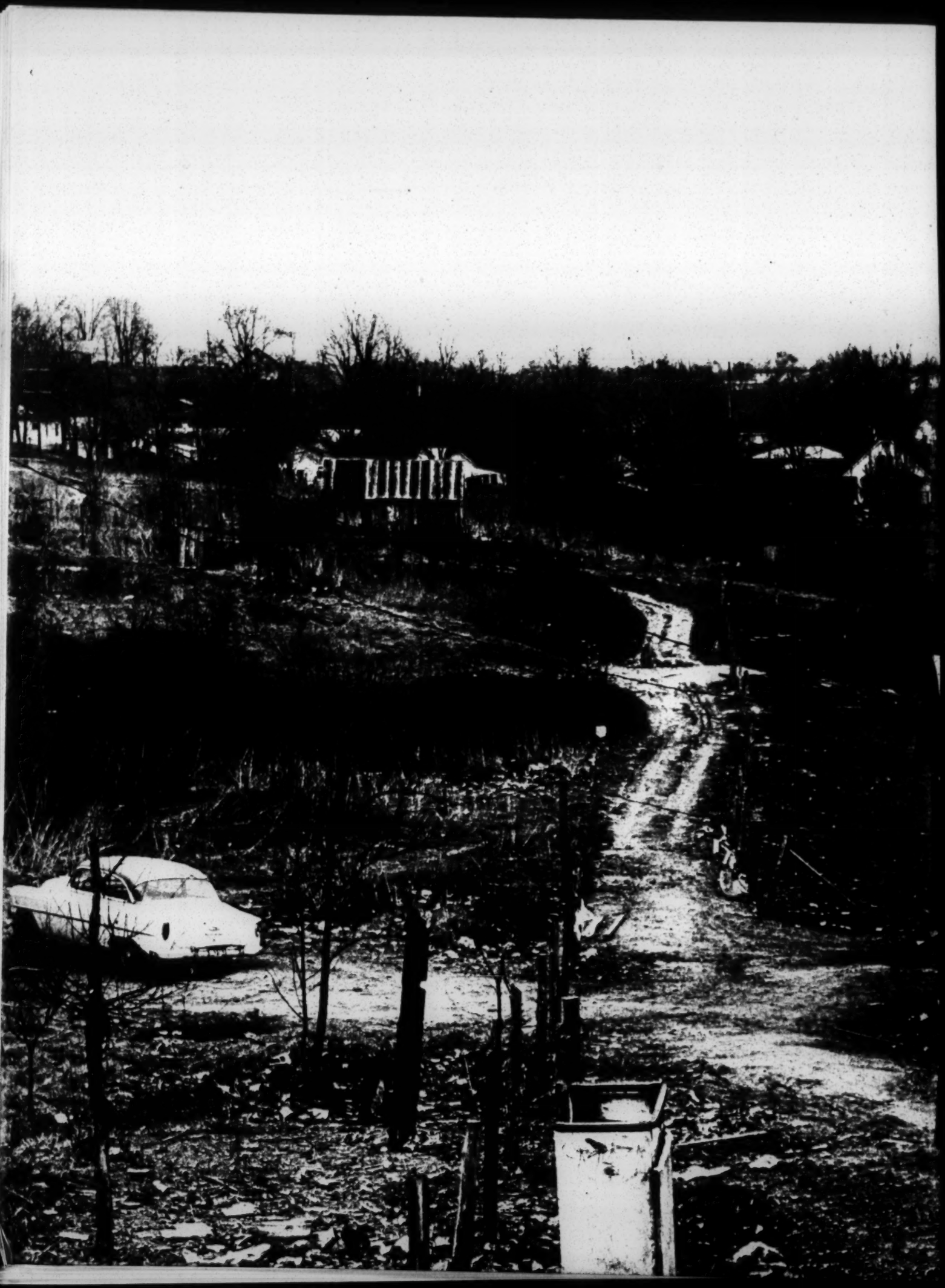
104. We call on the Congressional committees dealing with housing to give full consideration to the pressing housing needs of rural America and to the programs recommended in these resolutions.

105. Whereas the benefits of the 1969 White House Conference on Nutrition and Health continue to be evident, and,

Whereas the present needs of the rural poor are now as neglected as was human nutrition before the White House Conference,

Therefore be it resolved that we urge the Administration to help us focus the nation's attention on the plight of the poor remaining in rural United States by mounting a White House Conference on Rural Needs.

106. We call on all citizens and organizations concerned with human needs and social justice to act in support of these resolutions.



'This House is Not for Livin'

This large photograph of a house in rural America, typical of conditions for millions of rural people, was displayed at the general sessions of the Second National Rural Housing Conference.

4 MILLION RURAL FAMILIES IN NEED

Conference Drafts Proposals To End Rural Housing Tragedy

More than 800 people from all over the nation came to Washington, D.C. November 28-30 to express their grave concern about the tragedy of unlivable housing for four million poor rural families.

The meeting was the Second National Rural Housing Conference called to discuss this national emergency and what must be done about it.

The meeting was convened by the Rural Housing Alliance and the Housing Assistance Council, the only two national organizations whose primary purpose is to improve housing for the rural poor. The conference was cosponsored by 37 organizations, including farm, labor, minority and religious groups.

For two days, Black, white, Indian, Chicano and Puerto Rican delegates examined and discussed all of the federal housing subsidy programs and the problems of developing housing for the rural poor.

On the final day the delegates passed a 15,000 word statement calling for sweeping reforms in legislation, new programs and sharply increased appropriations.

The Conference demanded a reordering of national priorities, charging that a society which spends four times as much on the private purchase of jewelry and watches ($4 billion in 1970) as it does on publicly subsidized housing, "has a tragically distorted sense of values."

"Every citizen of this nation should have a recognized and enforceable legal right to a home he or she can afford," the conference declared. "Poor people and minorities should have the same choices enjoyed by other Americans. People are entitled to choose the location of their homes without being deprived of minimum facilities and transportation wherever they choose to live. In addition, they should have the right to decide whether they want home ownership, individual or cooperative or rental quarters."

Principal speaker at the conference was newly elected Sen. James Abourezk of South Dakota who described how present programs are inadequate to serve poor Indians in South Dakota.

"Here we are, America, the richest country in the world," he said. "Here we have millions of people who won't get a leakproof roof over their heads until they are in their grave. And as bad as things are, they may get worse before they get better.

Abourezk predicted that "more than a few housing dollars are going to find their way into the deep freeze" at the White House and that the nation would see "obstructionism traveling in the disguise of reorganization."

"We have promises to keep and miles to go before we sleep," he concluded.

About This Report

This publication is a report of the conference. On the inside pages there is a two-page summary of the resolutions. Text of the resolutions are published in a separate document.

There are separate stories on each of these sessions and the major speeches at the conference. Basic facts about rural housing are subject of several stories, tables and charts.

On the Inside Pages

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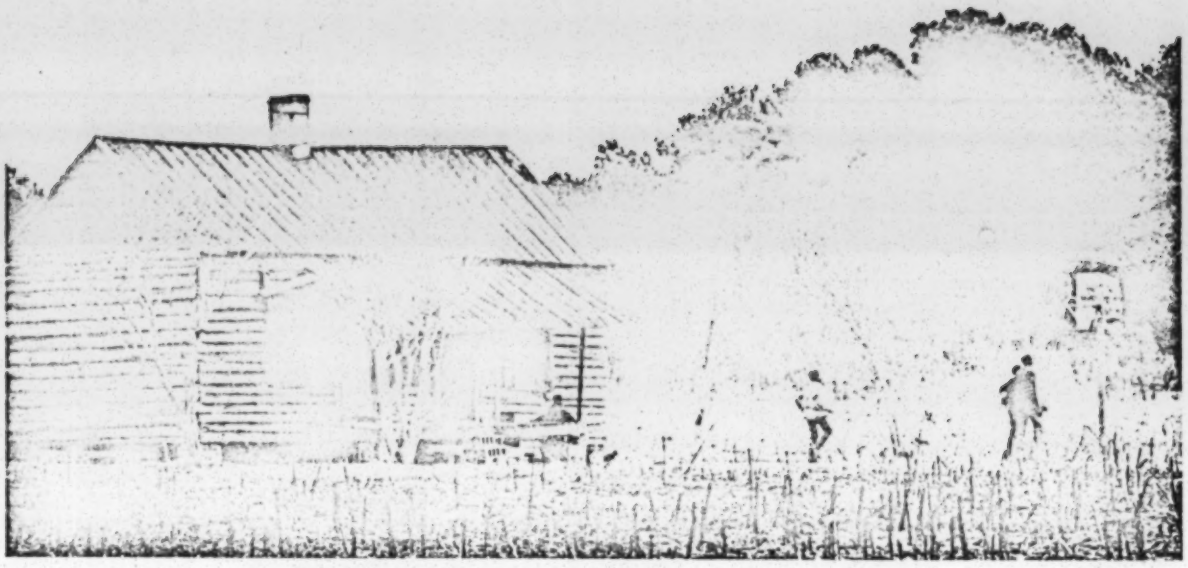
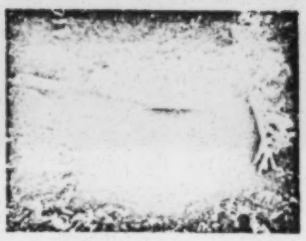
Rural Housing





Near Sumter, S. C., basketball diverts occupants of a familiar-looking house — Photo by George Ballis

Our Rural Scandal:

Two-Thirds of the Nation's Bad Housing Is Out There

By Clay Cochran

Bad housing in America is a scandal that is not going to be ended until we stop looking at the problem in terms of builders, bankers. . . and all the rest; and start looking at it in terms of people — of human need. — Aaron Henry, president of Mississippi NAACP, Oct. 5, 1970.

When the first new houses were built by the Resettlement Administration on farms and in small rural communities some 30-odd years ago, many depression-weary people took heart. When a tenant farmer moved into a place that was painted, warm in the winter, dry inside when it rained—that made a difference. In parts of the South the neat little homes were numerous enough to visibly brighten the landscape.

But like so many New Deal ventures that effort, which was basically land reform with decent housing as one element, never really got rolling.

In the late 1940s another attempt was launched to house rural families. This was a pure housing effort, no land involved except the site.

Decades passed before this second effort gained enough size to be noticeable. Currently, under the direction of the Farmers Home Administration (FmHA) houses are being financed in the countryside at a rapidly rising rate. But even now the needs of families with low incomes are being ignored and the total effort falls far short of the mark.

Today, two-thirds of the bad housing in the entire nation can be found in rural America.

What happened? Why was the promise of those earlier years never fulfilled? Can anything be done to erase the disgrace of a country that turned its back on families in need of such a basic element as decent shelter?

Neglect of Rural Housing

The primary blame for the neglect of rural housing must be shared by several Presidents, the Congress and the United States Department of Agriculture. Except for the Farmers Home Administration, the Department of Agriculture and its agencies—especially its principal outreach agent, the Extension Service—have virtually abandoned the poor people of small towns and rural areas.

Even the FmHA, the agency originally set up to serve the needs of the rural poor, has spent most of its time and energy in handling the applications of those who need the least assistance: the group above those in the lowest income category.

The magnitude of the rural housing problem is neither easy nor impossible to analyze. In the first place, the country is in trouble across the board on housing. The secretary of the Department of Housing and Urban Development has said that 80 per cent of the people cannot afford to buy a decent home. In a nation of home owners, this is a startling figure. The explanation runs the whole gamut of potential causes of housing problems.

It starts with a deficiency of supply brought about by high interest rates, skyrocketing land prices, outmoded zoning practices, outmoded production practices—all of these items are the direct or indirect result of public policy.

Rather than raise taxes to finance a major war, the people who call the shots in Washington have played irresponsible games with monetary policy. The housing industry, when the costs of financing climb skyward, is particularly susceptible to crippling. It has no built-in capacity for rolling with the punch.

Skyrocketing land prices are another tribute to inflation, as well as to the lack of a land policy, and the existence of a tax system which encourages land speculation and does nothing to inhibit it. Zoning has made its dent in the supply. Outmoded production practices should bear some part, but a minor part, of the blame.

This is part of the general picture.

But there is more.

The Vested Interests

The federal government has simply not acted responsibly on housing, particularly housing for low-income families. Uncle Sam spends $9 billion a year subsidizing poor housing through social security and welfare payments. But when dealing with housing production, Washington has not only been parsimonious, it has let housing—human shelter—fall victim to every little vested interest that could affort a ballpoint pen or an expensive lobbyist.

Inadequate Programs

Until recent years the Congress did little for housing low-and moderate-income people except emit some moving rhetoric and establish (1) an insurance program for moderate-income people designed to take the risk but not the profit out of private loans, and (2) set up a public housing program. Other programs were either little more than demonstration programs, such as the Farm Security Administration's farm labor camps, or they were almost invariably related to the making of war. They would not, in any real sense, be called housing programs.

Indirectly Congress has really torn up the housing scene. As a result of congressionally-blessed programs, more housing for low-income families has been torn down in renewal areas than has been replaced; the super-highway system has bulldozed thousands of homes without any intention of replacing them.

Also indirectly, Congress has subsidized the concentration of our "huddled masses" in our central cities through a most unwise program which ties federal benefits to either the capacity or the unwillingness of state and local governments to pay, thus creating vast inequities in payments.

In a country that makes a fetish of the economic man, we know that higher wages will attract manpower; we know that higher profits, in the absence of monopoly restraints, will attract capital; but we have closed our eyes, and our minds, to the equally simple rule that federal welfare payments delivered on an uneven basis will influence the location of welfare recipients.

Why should a woman with six children who is delivered a pittance in Arkansas stay there and starve when her relatives tell her she can get $300 a month in Chicago? Even though she may live miserably on $300 a month in Chicago, racked by slum landlords, she can at least live.

It is surprising that the movement to the cities has not been even greater.

On the other hand, in rural areas the Congress has dealt most generously with the establishment. Enormous subsidies have been handed out to large-scale operators under the guise of aiding the family farmer. Big farmers, packers, canners and processors have been further subsidized by exemptions from wage and hour laws, unemployment compensation, part of social security, and workers' right to organize and bargain collectively.

The 'Enclosure Movement'

Historians have carefully documented what they call the "enclosure movement" in England, the successful effort on the part of the wealthy land owners, years ago, to fence off, for their own use, large tracts of land that previously have been available to tenants. This function served the dual purpose of corralling the land and dumping cheap labor on the growing industrial labor market.

Not so well documented is the American enclosure movement that took place in recent years, as the more affluent farmers and farm corporations, aided and abetted by congressional action in the field of price supports and inaction in support of small farmers, have taken over the agricultural land resources of the United States.

This enclosure movement and the resulting out-migration created a crisis in the cities without curing the rural housing problem. Even the vast out-migration did not make available decent housing to those who remained.

The victims of this enclosure movement, whether they moved to the cities or tried

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Clay Cochran is chairman of the board of the National Rural Housing Coalition, a Washington-based, non-profit organization that develops and supports legislation for low-income rural housing.

to settle out along a road somewhere, have been the tragic victims of an equally effective movement based partly on racism and partly on their poverty. The poor or not-so-poor black who moved to the city found poor housing, at high prices, awaiting him. The poor white who moved there fared little better. In this country, one's passport to decent housing has to be stamped "majority" on one side and "affluent" on the other. If either side is wrongly stamped—for instance, "black" or "Chicano" or "poor"—you are in trouble.

Red-Circle Victims

Within recent times the public has become aware of what government officials and lenders and real estate dealers and some would-be homebuyers have known for a long time, and that is the Federal Housing Administration long ago "red circled" most of the central cities; that is, they would not insure loans in those areas.

The result of this policy, which still exists *sub rosa*, was to cut off the flow of credit into the central cities, leaving them to deteriorate under the dual impact of credit privation and the accompanying evil of exhorbitant charges for whatever capital was available.

In somewhat different but equally devastating fashion, the red-circling phenomenon has prevailed in rural areas. For all intents and purposes the Federal Housing Administration has never really functioned in rural areas.

To impute blame here in the moral sense is fruitless because Congress apparently never intended that FHA should be anything but a scow on which lenders, realtors, developers, surveyors, title finance companies, and the rest of the camp followers of the housing industry could ride when they could not get aboard the yacht operated by banks, insurance companies, savings and loan associations and other lenders catering to the better-quality folk.

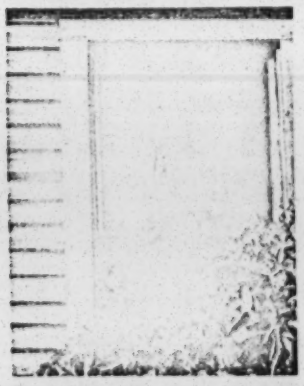
Rural Public Housing

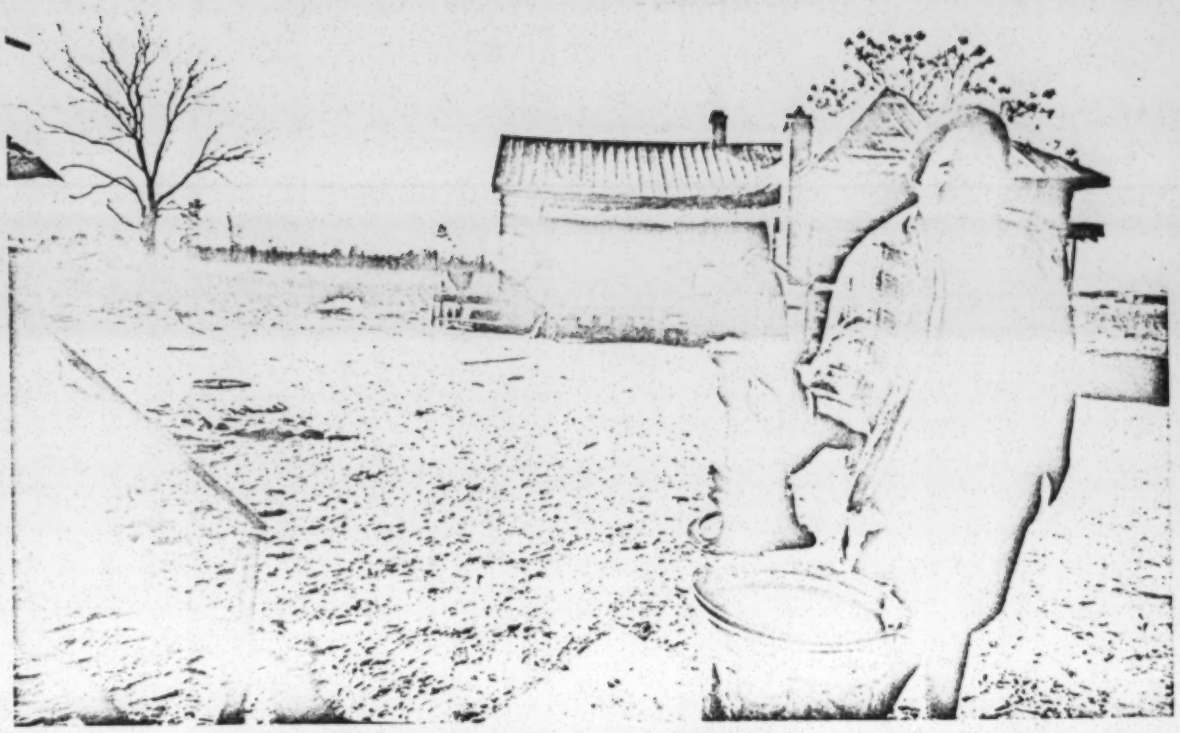
Public Housing has also been largely an urban or metropolitan program. When, in the 1930s, a reactionary court thumped the New Dealers over the head and told them to stop constructing federal public housing projects, the Congress created a public housing system of local authorities backed by federal subsidies. Unfortunately, those subsidies were not available to the poor wherever they happened to be. The subsidies were available only where the local power structure was sufficiently wise or enterprising or humane to undertake the construction of public housing.

The result of this policy is apparent. Public housing exists mostly in urban areas. The "red circling" of rural people has been as effective in public housing as in the Federal Housing Administration's activities.

Cities and the 'Farm Bloc'

Clearly one of the basic reasons underlying the neglect of housing in rural areas is the myth that the growth of the cities would redound to the benefit of all. We have assumed that it was inevitable that when we really became civilized, 90 per cent of our people would live on one per cent of the land, happy, prosperous, cultured and secure. The place for people who





An old pump provides water for people near Kingstree, S. C. Photo by George Ballis

'Indirectly, Congress has really torn up the housing scene . . .'

were in trouble in rural areas and small towns was obviously in bigger towns.

Electricity, inside plumbing, paved streets, medical facilities, neon lights, the more guilded pleasures of the flesh, and lately, intolerable pollution, came first to the cities and (except for pollution) exercised a magnetic attraction for those who either wanted to escape from rural areas or who had no choice but to leave. For a wide variety of reasons, some real, some romantic, this was assumed to be good.

Given such assumptions, which have run to the very core of our philosophy of social and economic development, small wonder that the Congress should have moved easily with its increasingly urban-oriented constituency.

The powerful "farm bloc" which exercised power in the Congress, more or less, for a generation was actually a coalition of the better-heeled farmers and their suppliers and creditors (including a lot of so-called farmers who were corporations, doctors, lawyers and other absentee landlords) who were struggling to increase or protect their share of the American economic pie. They were more concerned with enlarging their holdings, decreasing the number of small farmers (the enclosure movement), increasing prices and holding down wages than they were in improving the quality of rural life by such exotic devices as subsidized housing programs.

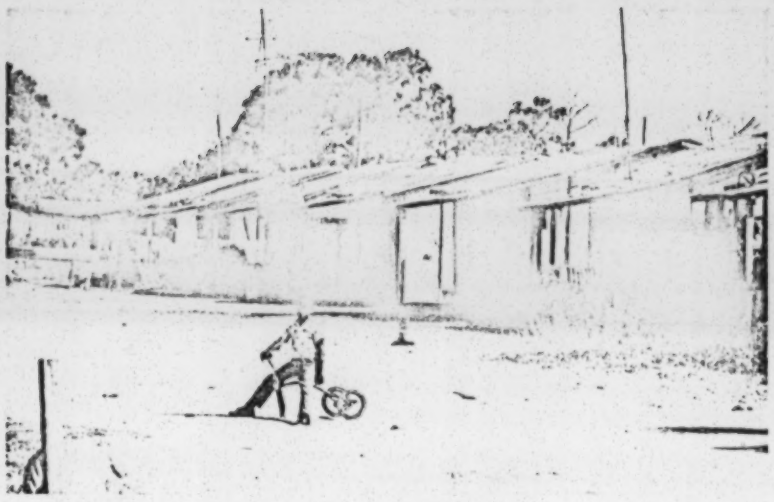
In light of all these forces and preconceptions it is remarkable that any sort of rural housing program ever saw the light of day.

The rural housing program now in existence, the one managed by the Farmers Home Administration, never had any organized support.

FmHA: Weak and Strong

In a sense the Farmers Home Administration, that battered and anemic stepchild of the New Deal (its ancestry runs back through the Farm Security Administration to the Resettlement Administration) is ideally designed to operate a lending program in rural areas. It has about 1,700 field offices which are more or less accessible

A boy in the Appalachian mountains: How will it go for him? Photo by Al Clayton



Out from Ft. Myers, Fla., some people live this way Photo by George Ballis

to rural people. It is capable of providing, given the money, a key ingredient in rural housing, credit at more or less reasonable terms.

But Farmers Home Administration, as an institution for serving the housing needs of the rural poor, has many weaknesses, some of its own making. It has been accused of racism, and certainly it is not difficult to find blacks, Chicanos and Indians who hold evidence of discrimination. On the other hand there has been a marked improvement in recent years in the volume of loans made to minority groups and in the per cent of minority applications that have been approved. Many of the charges of discrimination because the applicants were black are probably due to discrimination because the applicants were poor. The complete study of the response of FmHA to the needs of minorities has yet to be made. Hopefully when the 1970 census data are available such a study will be undertaken.

Some of the other faults and frailities of the FmHA system that are easier to define lie in its funding problems, its organizational structure, its inability to cope with the needs of the poor.

For years Farmers Home made its housing loans out of appropriated funds and out of collections on loans advanced in prior years. This system produced a dribble of loans held back by those inside and out of Congress who worship at the feet of a balanced budget. Matters were not helped by the government's engagement in an undeclared war which it tried to finance out of funds denied social agencies or extracted from the consumer by inflation.

In 1966 Congress authorized FmHA to make housing loans out of funds obtained from private investors on an insured basis. After some trial and error Farmers Home discovered how to obtain more than $1 billion a year from the money market. This method produces loan funds, however, in a far from ideal manner. To obtain the funds the agency has to guarantee investors a higher return than the borrowers should, or do, pay. The taxpayers make up the difference.

Lack of Manpower

FmHA administers some 20 programs. Some provide operating and real estate purchase and development loans to farmers; some finance rural community water and sewer systems; some finance the construction, purchase and rehabilitation of homes. It is impossible to separate the administrative expenses for the housing programs from the general administrative kitty. All programs suffer from a lack of adequate administrative funds.

For about a decade layer after layer of responsibility in loan making and servicing has been placed on the shoulders of FmHA employees with only a relatively small compensation in terms of funds for administration. In 11 years the size of its program has increased about 624 per cent but its available manpower has increased only 77 per cent.

In fiscal 1970 FmHA advanced $1.6 billion, collected nearly $1 billion in principal and interest, and at the end of the year was servicing more than $6 billion in loans outstanding. Administrative costs for fiscal 1970 were about $71 million.

Aside from FmHA's inadequate resources for meeting its present service area needs, it is apparent there is a serious gap in overall housing services in rural areas. FmHA is restricted to towns of 10,000 and below and HUD does little in towns of 25,000 and below. This leaves millions of people who are caught between FmHA's statutory limits and HUD's functional limits.

Loans To The Poor

Another fundamental weakness in the Farmers Home Administration's system is its curious philosophy regarding making loans to low-income families.

The history of the agency is such that it is supposed to make loans only to families that cannot get money from any other source. This means that it is supposed to make risky loans for social purposes considered that important by the Congress. However, its loss rate is less than one per cent. A rate of loss that small repudiates the spirit of its enabling legislation.

The answer to this riddle can be traced in part to the tight-fisted agriculture subcommittees of the appropriation committees of both houses of Congress, which look askance against any "giveaway" programs regardless of the social returns.

So to be on the safe side, when FmHA deals with a low-income family on a housing loan, it constructs a budget for the family including everything *except* shelter; ascertains the family income; and subtracts the family budget from that income. Whatever is left over is the amount FmHA considers to be the mortgage-paying capacity of the family. To ask a family to pay more, FmHA contends, would be immoral.

Therefore, if a family has been paying $50 a month for rental to some slum landlord for years, and has somewhat less than that left over when FmHA makes out the family budget, FmHA's curious logic concludes that the family can't pay $50 a month to buy a decent home.

The net result of all this is that congressional pressure, enforced by FmHA's policies, has created a whole stratum of people who are *non-persons*. They cannot get decent shelter from slum landlords; they cannot get public housing; and FmHA shies away from its responsibility by erecting hurdles the families cannot clear, in the name of morality, but in fact to protect the agency from criticism from the Congress.

The Poor Passed By

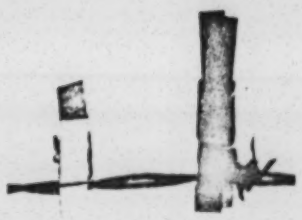
The combination of the lack of adequate staff, an eagerness to avoid losses, a willingness to give a low priority to shelter, and a general drifting away from the high idealism of earlier days has resulted in FmHA's paying little attention to the tools placed at its command for use in serving those most in need of housing assistance.

To keep the record straight, we must flatly acknowledge that FmHA does not have the ability to grant the really large subsidies that the very poor must have to obtain adequate housing. But look at the record for fiscal 1970. The agency loaned nearly $800 million in its various rural housing operations. This amount was by far the largest ever advanced in one year. It was a rather remarkable expansion. Only $500 million was loaned the year before.

Where did the funds go? Approximately $756 million was used in its regular program, which serves families mainly in the $5,000 to $8,000 income range. True, some $128 million of this amount contained some interest subsidies, and that's on the plus side. But only approximately $5 million was used to make small loans for home repair to families so poor they could not afford a decent house. That amount was less than was spent the year before for the same purpose. Not one loan was made for cooperative housing.

About $1.5 million was loaned for farm labor housing—a paltry amount and less than the equally paltry amount loaned the year before. About $114,000 was loaned for the purchase and development of housing sites, a new program designed to help low-income families find land for their homesites. Approximately $5 million was loaned for self-help housing, the system the poor use to get houses by pooling their labor and doing most of the construction work.

Not one cent was granted to non-profit



groups to provide the technical assistance needed by people who build their houses via the self-help method.

The figures tell the tale.

What Can Be Done?

To some extent programs to deal with the rural housing problem already exist. Some need only to be expanded. Some need to be re-oriented. All need a tremendous increase in funds. But there will have to be more and different approaches than now exist.

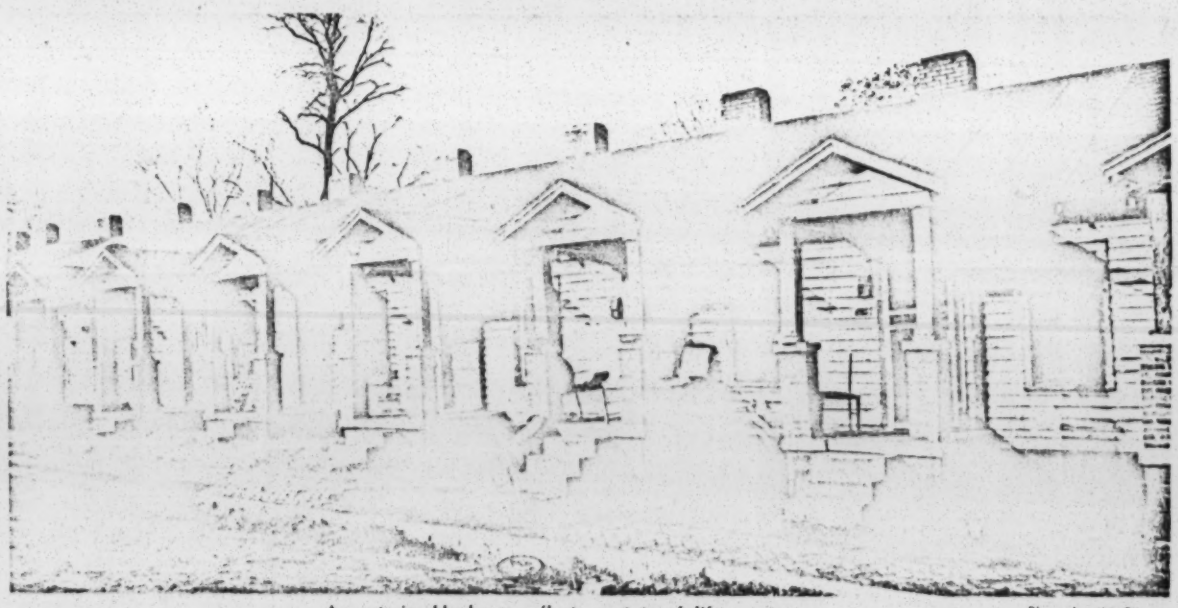
There is no ally for those who are casually or actively opposed to programs designed to increase equality of opportunity in this country so powerful as the federal accounting system.

Under this primitive system, if the funds come directly from the Treasury we equate the cost of a children's hospital with a bomber, a loan for a house with the expenditure by the Pentagon of $28 million a year for public relations. So in our housing programs and elsewhere, we resort to the practice of insuring funds provided by private sources. This does not upset the budget.

We must get to an accounting system where a loan for a house is credited on the government's books as creating an asset equal to the debit caused by the loan. The cheapest way to finance public projects is through the Treasury. The system we are now using forces the taxpayer to subsidize both the poor families (who need and should receive a subsidy) and the money lenders (who do not need and should not receive a subsidy). The system we are now using will choke under its own weight within a few years.

Public Housing

It was noted earlier that the public housing program was basically weak because it was subject to veto by the local power structure. Why not bring pressure



An exterior bleakness reflects a state of life Photo by Al Clayton

on local communities to utilize the public housing authority as a prerequisite to taking advantage of other federal programs?

It is neither right nor constitutional for the Congress to deny citizens their federal benefits. The Congress must find some way of stipulating that funds for highways, education, water and sewer systems, and other community development projects cannot be obtained unless the community that requests such funds is actively engaged in meeting the needs of its low-income families.

Some Needed Changes

If Farmers Home is to make the necessary contribution to solving the rural housing problem a number of changes must be made. Among these are:

1. FmHA's appropriations for administrative funds must be greatly increased if it is to function properly.

2. The increase in funds should be accompanied by a complete reorganization of the agency's administrative structure to provide at all levels ample staff skilled in, and devoted to, all of the various methods of serving the needs of low-income rural families.

3. FmHA's service area should be expanded to include towns with a population of 25,000 and under.

4. As one means of reaching really low-income families, FmHA should be authorized to make housing loans in which payments on principal and interest on up to half of the loan could be deferred for 33 years.

5. FmHA should be instructed by the Congress to take greater risks. (This would probably be couched in language that spoke of greater subsidies. But the message could be made clear.)

An Emergency Agency

To move Farmers Home and HUD in the direction of really trying to serve the housing needs of the rural poor and to get something going in that area fast, it seems logical to place a real competitor in the field. An agency, set up on an emergency basis, with the broadest conceivable powers, to serve those not reached by the current federal structures, could get a lot done in a short span of time, and hopefully jar the existing bureaucracy out of its lethargic state.

In the familiar pattern already established by rural electric cooperatives, an Emergency Rural Housing Development Agency could organize, supervise and finance local housing development agencies controlled by those whose needs they serve. The local housing development agencies would function in small areas or across entire states. They would be able to buy and develop tracts, build houses for sale or for rental, work with any conceivable type of organization, utilize any possible type of construction. And they would be able to subsidize the housing needed by any family to the extent necessary to place that family in a home adequate for its needs.

The experiments and accomplishments of an organization of this type would no doubt shake and even shatter the nerves of many of the establishment, in both the private and the bureaucratic worlds. This is necessary. It may be that we need a whole new way of releasing poor people from "shack-life." Perhaps we can jar the existing institutions into taking stock and struggling to maintain their domains by doing the job they should have long since completed. In any case, the effort must be made.

The New Deal: What Went Wrong?

By ROBERT SHERRILL

Housing is not, of course, the only area in which the poorer people of America's rural area have been given short shrift under the nation's agricultural programs. Bad rural housing is related to all the rest. Robert Sherrill, in THE NATION, has written:

FDR: He Made a Start

Every year the U. S. Department of Agriculture pays more than $3 billion for nonwork (leaving land idle) and to support the price of crops that would otherwise have a rough time competing on the world market. About half this money is pocketed by the farmers who need it least—those in the top 15 per cent income bracket. This has been going on in one form or another for 35 years, and if the handouts have done much good, they obviously have had other effects as well.

During the same 35 years there has been a sharp trend toward domination of the food market by large commercial and corporate firms, while half the medium-sized producers have been squeezed out of business, and the really small farmers—almost untouched by the bounty—have slipped deeper into peonage. . .

The inequities of the New Deal approach the farmers—which, in modified form, is still the basis of the USDA's operation—can be criticized severely today, but so desperate was the American farmer in the 1930s that it is almost beside the point to criticize the programs in the context of their formation period. Something—however lopsidedly administered, however leaky—something had to be done or, as Edward O'Neal, the legendary leader of the American Farm Bureau, warned Congress: "We will have revolution in the countryside within less than 12 months."

From the crash of the stock market in 1929 to the inauguration of Franklin Roosevelt as President in 1933, the gross income of the cotton farmer fell by two-thirds. The "average" farmer who had earned $735 in 1929 was earning $216 in 1932. Hunger was commonplace, even among what had once been the middle class. .

The agriculture programs of the Roosevelt era came pouring into this abyss. In the first year, the Roosevelt administration handed out more than $175 million in crop support and land retirement payments and for reimbursing farmers for killing hogs—an impressive sum for those days—and about 65 per cent of it went into the South, where the margin for survival was narrowest. Briefly it looked as if the USDA was going to change its emphasis, and that any administration willing to take radical action for the top half of the farm population might be willing to take radical action to save the bottom half. But it never quite happened.

Some of the old hands in the USDA can remember when their exciting plans for a people's agriculture were slowly buried. One of them, an official at a moderately high level, recently ticked off the decades like this:

"Take the thirties. In the beginning the bright young lawyers in the Agricultural Adjustment Administration tried to work out a program that would wrest control of agriculture from the plantation owners and the even then all-powerful agribusiness types. But they failed. . . .

"Every time a new agency was set up to help the underprivileged farmer, it was stripped of its power, denied money by Congress, and eventually shuffled into something else.

"And all the way down the years, the poor farmers were betrayed or ignored. Henry Wallace didn't give a damn about the poor farmers, nor did Clinton Anderson. Charles Brannan had the right instincts but he had his hands full fighting other fights. And then came the fifties and Ezra Taft Benson, who was a throwback.

"Then came the sixties and Orville Freeman. He left too much to his aides. Toward the end of his regime Freeman visited the South, saw the poverty there and became interested, but then it was too late. I don't mean to imply that Freeman wasn't sympathetic. He thought of himself as a great liberal, and perhaps he was, but he listened to the wrong people in the beginning and he was irritated by the militants at the end. He never sorted out the alternatives. He had a great opportunity to marshal all of the forces of the Agriculture Department in a massive attack upon poverty and he blew it."

But the congressional farm committees weren't blowing it. They were concocting and solidifying the fat-cat subsidy programs. It was done in a very harmonious fashion, for the membership of the Congressional committees is largely drawn from cotton and wheat states. . . .

As a lobby that gets prompt and obsequious service in the capital, the family farmer has been replaced by the sophisticated agribusinessman — the middleman processor, textile mill owner, the meat packer, the canner, the chain grocery store executive, the feeder: big businessmen, big money men, big corporation men who already control the poultry market from the chicken coop to the market, . . . and who are well on their way to controlling most beef from conception to the meat counter. . . .

Nixon on Housing: Caution Is the Word. 'What Does He Expect From the Suburbs ?'

By MONROE W. KARMIN in The Wall Street Journal

Washington.

The emerging Nixonian policy on equal housing opportunity seems likely to be patterned after the administration's approach to school desegregation: a cautious effort designed to allay white fears and defuse an explosive political situation.

This is the direction Mr. Nixon signaled in replies to questions in two recent televised news conferences. It seems clear that while the President has yet to determine just what his housing policy will be, he has already decided what it must accomplish politically. It must assure suburbanites that the White House stands steadfastly opposed to "forced integration."

On the surface this promise resembles Mr. Nixon's pledge last spring on schooling: that he would resist all moves to bus children from neighborhood schools solely for the purpose of achieving "racial balance." Yet there is a major difference between schooling and housing.

In education, some states (Massachusetts, for example) and some courts had rendered affirmative declarations in favor of transporting pupils to achieve "racial balance." So the President, under pressure from Congress as well, was obliged to take a stand. He chose to proclaim opposition.

A Detestable Phrase

Housing is another matter. No legislative or judicial body that comes to mind has declared in favor of "forced integration." Nor has Secretary George Romney of the Department of Housing and Urban Development, the Cabinet member who does want to subsidize the construction of open occupancy housing in the suburbs.

Indeed, Mr. Romney has come to detest the phrase. "I think it was very unfortunate to have somebody coin the phrase 'forced integration,'" the secretary told a recent press conference, "because I don't think anybody can say, with certainty, what 'forced integration' means. It's one of those phrases that mean different things to different people."

To some suburbanites, the phrase links the elements of "compulsion" and "race-mixing" into a spectre so terrifying that anxiety overwhelms reason. Thus, it has been one journalist's experience in travels throughout the country that "forced integration" has become a political code used by those whites who simply believe in racial separation. Many are the same folks who resisted school desegregation on grounds that the more natural way to integrate schools would be to integrate housing first.

Other suburbanites do question the wisdom of federal housing policy, or what they believe to be policy, on grounds other than racial bigotry. It has been one journalist's experience that what these folks want from the President is enlightenment. What does Mr. Nixon expect from the suburbs to help him cope with the problems of the cities?

By opposing "forced integration," all Mr. Nixon has done so far is to flash a signal that, in housing as in schools, he is not going to move too far too fast. While the President may have allayed the fears of racial separatists, he still has not told other suburbanites what the administration's desires are.

Mr. Nixon knows that various civil rights laws oblige him to promulgate a positive, as well as negative, policy on the equal housing opportunity issue. "We're going to carry out the law," the President pledged in his last televised press interview (as of Jan. 19, 1971). "We're going to open up opportunities for all Americans to move into housing, any housing that they're able to afford. But on the other hand, for the federal government to go further than the law, to force integration in the suburbs, I think is unrealistic."

Translation of these broad remarks into precise policy is now in progress, occupying the President, Secretary Romney, Atty. Gen. John Mitchell and the White House staff. The product seems likely to be similar to the one produced for school desegregation last spring.

Then the President, in a 19-page proclamation, promised to root out *de jure* school segregation, the result of law or deliberate acts by school officials. But he also advanced a variety of reasons for leaving undisturbed more subtle forms of racial discrimination and "de facto" segregation, that which arises from residential housing patterns.

The essential message of Mr. Nixon's thousands of words was to pledge action against only the most blatant forms of racial discrimination. Moreover, this action would take the form of law suits, not the more direct route of withholding federal aid from discriminating school districts. In sum, the President produced a cautious policy designed to allay white fears and defuse an explosive political situation.

Just the other day Secretary Elliot Richardson of the Department of Health, Education and Welfare claimed great success for the policy, contending that it had contributed to the "unprecedented progress" in school desegregation during the current scholastic year and had resulted in the virtual elimination of the dual school system in the South. Yet the HEW report shows that 42 per cent of black pupils in the South continue to attend school with black enrollments of 80 per cent or more.

The Case of Blackjack

Now the racial issue has reached the crisis point in housing, and another Presidential proclamation might seem to be in order for this spring. The flame that sent temperatures soaring, and brought the controversy to Mr. Nixon's desk, is the case of Blackjack, Mo., a suburb of St. Louis.

Blackjack was once a comfortable suburban community of some 4,000 white working class citizens (estimated income range: $7,000 to $15,000 a year). But then Park View Heights Corp., a not-for-profit development corporation sponsored by religious organizations, purchased 11.9 acres of land in the area and prepared to build a federally subsidized housing project for low and moderate income families (estimated income range: $5,400 to $9,200 a year) of all races.

Originally the parcel purchased was zoned by St. Louis County to permit the construction of multi-family housing. But shortly after Mr. Romney's department approved the Park View Heights application for federal subsidy, alarmed Blackjack residents incorporated themselves as a city. One of the first acts of the new city council was to zone out multi-family dwellings, including the proposed Park View project.

Secretary Romney has branded the Blackjack move a "blatant violation of the Constitution and the law," and has requested Atty. Gen. Mitchell to file suit. Mr. Mitchell, it is known, also leans toward legal action, but the White House is reviewing the matter.

If Mr. Nixon decides not to file suit, it will be evident that he intends to do very

little on housing discrimination. But Blackjack is so "blatant," to use Mr. Romney's phrase, that the President may very well choose to unleash Mr. Mitchell. Yet such a decision, in itself, actually would reveal little about administration policy. All it would say is that no community can obviously, overtly discriminate and expect immunity.

After all, as far as is known, Blackjack doesn't want federal aid or, for that matter, anything to do with the federal government. The more difficult policy questions involve those communities that do want federally aided improvements, and what they must do, or not do, to qualify for financial help. That's where the various civil rights laws that the President has promised to carry out come into play, particularly the fair housing provisions of the Civil Rights Act of 1968.

"It is the policy of the United States to provide, within Constitutional limitations, for fair housing throughout the United States," the act opens. And it concludes by directing the HUD secretary to ". . . administer the programs and activities relative to housing and urban development in a manner affirmatively to further the policies of this title."

Mr. Romney has said repeatedly that he intends not only to move spiritedly against reported individual acts of discrimination, but that he interprets the mandate to act "in a manner affirmatively" to mean that he should bring to bear all the methods at his command to break down the barriers of racial discrimination.

However, this was before the 1970 election, and Blackjack, and discussions with Mr. Mitchell, and White House intervention. Now the secretary talks in much more compromising tones. And the record of the past year shows some of the areas where Mr. Romney has ventured forth, only to retreat, and where Mr. Nixon has yet to declare himself.

Take zoning, for example. Earlier in his term Mr. Romney spoke out forcefully against zoning practices that discriminated against the construction of federally subsidized housing open to all low and moderate income families. The secretary even proposed to the last Congress legislation that would prohibit new communities formed in previously undeveloped areas from enacting such zoning.

Congress demurred, and now the secretary says he won't re-introduce the proposal this year. The Blackjack suit, if filed, would be the administration's first such court action against zoning, though it has carried to the appellate level a suit brought by the Johnson Administration against the city of Lackawanna, N.Y., which is trying to prevent the construction of a housing project for blacks in a previously all-white section of town.

Then there is the matter of withholding, or cutting off, federal funds—the most powerful instrument in the Washington kit to bring about change in communities across the nation. Mr. Nixon's message last spring effectively mothballed this technique in the school desegregation controversy.

The most famous, or notorious, test case in housing came when Mr. Romney moved on Warren, Mich., a suburb of Detroit. HUD told the city that if it wanted to continue to receive urban renewal aid, it would have to take steps to eliminate racial discrimination. The department suggested a list of actions so long that it provoked a citizens uprising. Mr. Romney rushed to the battlefront for a confrontation, then backed down considerably and settled for the simple creation of a human relations commission. In the end, Warren voted to reject urban renewal altogether.

Less conspicuously, HUD has been using its water and sewer grant program to pry open suburban areas to integrated low and moderate income housing. Fairborne, Ohio; Stoughton, Mass., and Waterloo, Iowa, all were threatened with not getting federal funds if they didn't take steps to insure open housing. But now this campaign has slackened, and HUD spokesmen are quick to point out that these cities all were funded eventually and that no community has been denied funds because of racial discrimination alone.

At one point HUD assistant secretary Samuel Simmons put together an even more grandiose design that would have brought not only his department's programs but also those of other federal agencies to bear on communities. But the idea has long since been put on the HUD shelf.

Now the President, himself, may be expected to speak out, not only in terms of what he will not do—force integration—but what he will do to carry out the law. If his school desegregation policy is an appropriate guide, it seems likely that caution will apply to housing, too.

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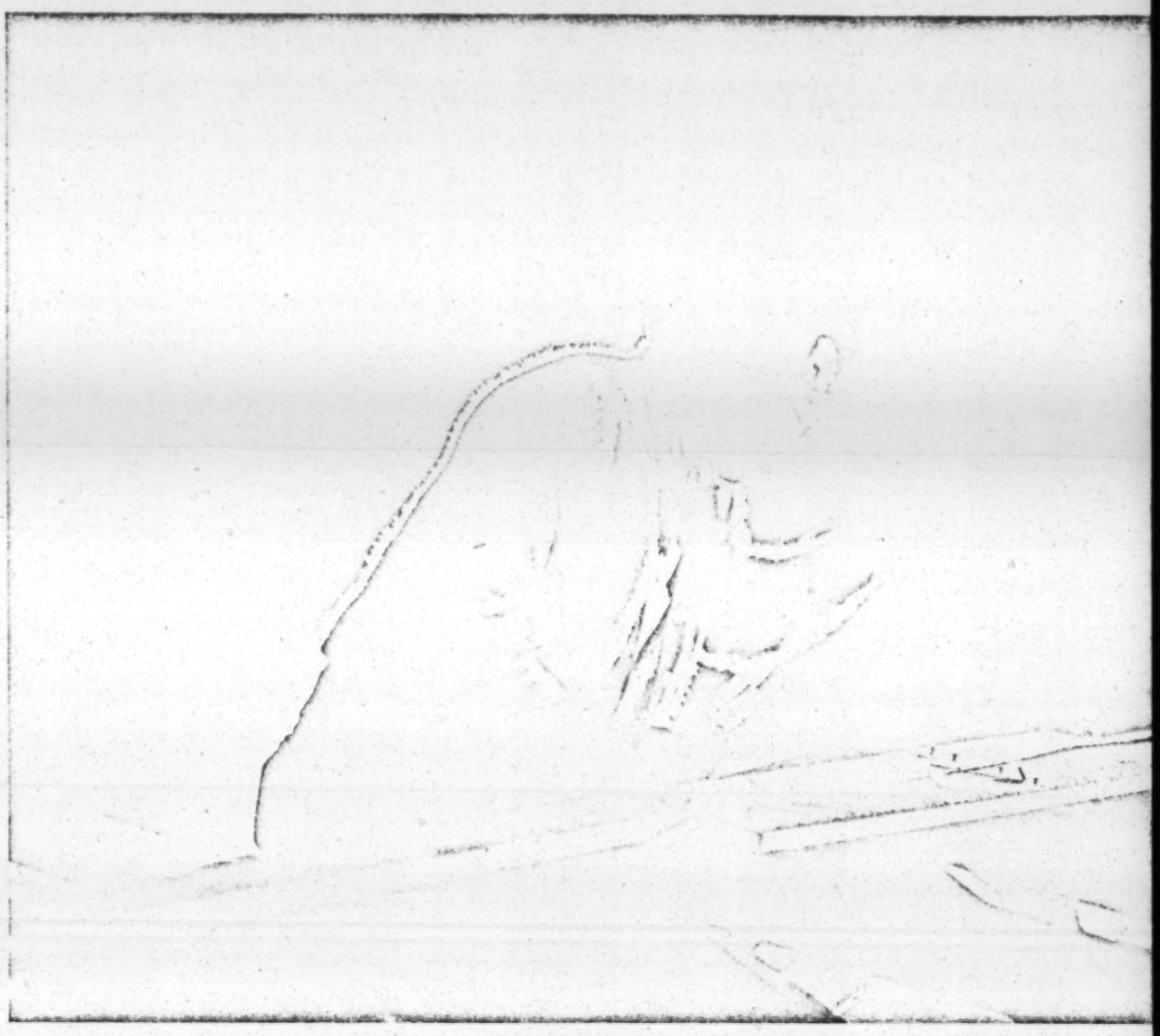
Self-Help: An Alabama Community Starts To Build Houses

By LEON W. LINDSAY

In The Christian Science Monitor



Working at night on self-help housing near Ft. Myers, Fla.

Auburn, Ala.

The scene is a large meeting room of a new, Negro church some 10 miles out from Auburn, Lee County, Ala.

A dozen black men and women—members of six area families; seven Volunteers in Service of America (Vista) workers; and a newspaper reporter are watching a film about a self-help housing project in California.

The people in the film are Mexican-Americans, the language they speak is foreign to the Alabama black folk, the houses they are building are probably a little more expensive than these people can afford, and the Californians—even though most are farm workers—earn a good deal more than the families here.

But the aspirations are the same—to get out of dilapidated, depressing, and even unsafe houses into homes of their own. . . .

With the assistance of the Washington-based Rural Housing Alliance, an acre of land was acquired and prepared, a well dug, a septic tank-system installed, and tools and materials for building the house purchased. Although some of the work, such as plumbing, has been done by contractors, Vista workers have done most of the construction.

The concept here is that, having learned how to do it, they will be able to supervise the building of more houses, with the labor supplied by the men, women, and children of the families who will occupy them.

Self-help—also called *sweat-equity*—housing is a proven concept, but it is not seen as a cure-all for the housing ills that beset the rural Southeast. It does, however, suit the need, abilities, and incomes of many poor families.

Though the most successful self-help housing projects have been in southern California, there are a number of such programs in the Southeast. Enough have demonstrated success to encourage new ones—some modest as the one here, others on a larger scale.

In Colbert and Lauderdale Counties, up in the Tennessee Valley Authority country of northern Alabama, self-help housing has had good results. It has worked in some areas of northern Florida panhandle and also in a three-county area around Fort Myers in south Florida. And there are others.

Rough Time in Georgia

But in Georgia, where there are some current attempts to start new self-help projects, the government agency which provides the major financial backing is not too keen on self-help. The Farmers Home Administration (FmHA), guarantor of minimum-interest housing loans to poor families, had a bad experience with one self-help project in which some houses did not get finished.

This points up one of the major necessities in a self-help program—organization. And this is what the meeting in Lee County one recent evening was about.

The Vista workers were a bit disappointed at the turnout. Only half of the 12 families interested in the project were represented.

Mrs. Noreen Lloyd, a Vista worker from Peabody, Mass., led the discussion of current and upcoming decisions and needs: Should they have a community well or individual wells for the houses, would the group accept a local black carpenter as a temporary supervisor for the building project—to be paid through an outside grant; and, most important of all, could anyone help find a landowner who would sell enough good acreage on which to build eight to 12 houses?

As the discussion went on, black members of the group began to speak more frequently. Several men showed leadership capability. One of them—the one who had spoken the most—was elected chairman, and the group voted to hold twice-monthly meetings.

In other areas, even in Alabama, there are local community-action programs funded by OEO and run by local people. Vista works in conjunction with some of these programs. There is a greater sense of community support. But here in Lee County, there is no community-action program. The Vista workers are generally regarded as outsiders and face mistrust.

In spite of this, they are running a legal-aid service, an apparently successful Head Start program, the housing project, and are providing some other services.

This housing program was begun in November, 1969. An initial OEO grant of $90,000 provided money to buy the acre of land on which the demonstration house stands, prepare the site, purchase equipment and materials, and meet other expenses. That grant ran out March 1, 1970. A new 15-month grant for $250,000 began May 1, with $100,000 earmarked for a revolving construction fund. The rest is for personnel and equipment.

Program Cost Weighed

If only 12 houses are built over the period of the grants, that would be a cost of more than $28,000 for each house. But not all of the grant necessarily will be spent. Also, the program is designed to demonstrate the feasibility of something that will have to be done on a much vaster scale as the concept catches on.

What will the houses cost the families? It is estimated the demonstration house—which one family will soon receive—will sell for about $4,800, including land, well, and septic system. This is a three-bedroom model. A four-bedroom house would cost about $6,000, and for a large family a "dormitory room" can be included for not much more money.

The houses will also cost the families a great deal of dedicated, hard work. Most of the men and several of the women have jobs—however, low paying. This means they will work weekends, evenings, and—if past experience is any indicator — into the wee hours of the morning as the enthusiasm of near completion grips them.

It takes about eight months to a year to build the house this way.

Of 12 families who had applied for FmHA loans nine have gained tentative approval.

If eight to 12 families build together, all houses in the group will start at the same time and be finished at the same time. No one will move in until every house is complete. Then everyone moves in on the same day.

What kind of house can a family buy for $4,800? Will it turn out to be another "slum" dwelling, like the onetime sharecropper shack they are trying to escape?

A number of types of self-help homes are being built around the United States which combine economy with quality. The demonstration house here appears to evidence the sturdiness and attractiveness that can be achieved even with low-cost materials and techniques.

Materials Used

Self-help and other low-income housing has been built through wood-prefabrication, concrete blocks, regular frame, and even brick veneer.

A new bonding process is being used on the concrete-block walls of the house here. The blocks are stacked "dry", then coated by troweling on a newly developed surface-bonding material.

Developed by researchers at the University of Georgia's College of Agriculture, the material is basically a water-cement mix, with some other chemicals added. But the

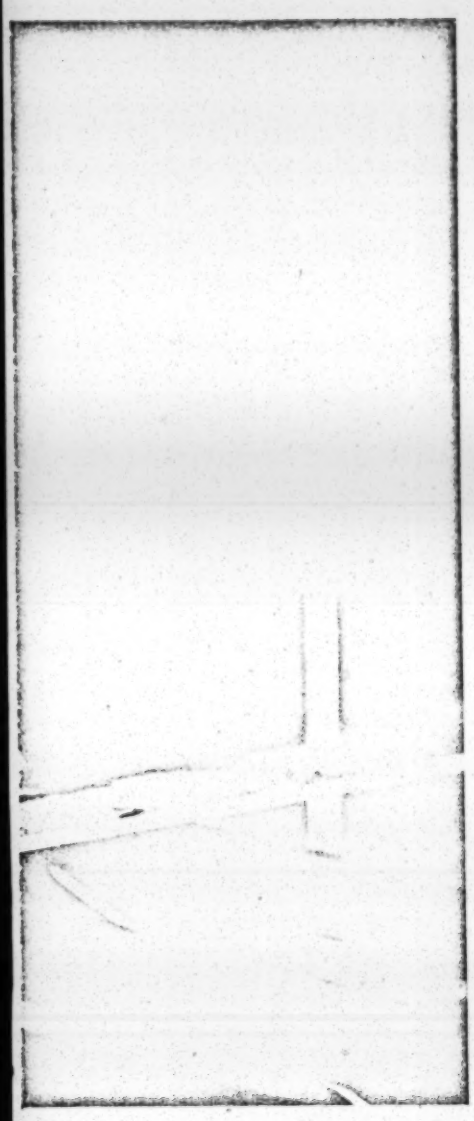


Photo by George Ballis

key element is fiber glass, in one-half inch lengths. The material is troweled on. It is only 1/16-inch thick on the wall, yet is stronger than regular mortar joints.

It is easy to handle, can be mixed on the site, and can be colored at the same time it is mixed. This eliminates extra steps for painting and waterproofing. The process is expected to cut costs of concrete-block structures by up to 30 per cent.

Door and window components of the house are bought as standard panels and are easily set in. Steel rods running from the concrete-slab floor to roof joists reinforce the structure.

Ironically, this wall-bonding process is not accepted by building codes in some areas, including the state of Georgia.

Most of the families who benefit from this type of housing have annual incomes of $3,000 or less. Most are renting now, and many are on welfare. Their loan payments on the self-help houses generally will be $30 or less a month—little more than they are paying in rent now.

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An Evaluation:

Self-Help Projects Have Special Virtues and Pains

By ROBERT TROY

During the 1950s and early 1960s self-help was thought by many of its proponents to be the best answer for housing low-income people. Peace Corpsmen started self-help projects in Latin America, and private non-profit organizations successfully experimented with the program in migrant worker camps in California, Florida and Puerto Rico.

The self-help idea—in a nutshell, the construction of houses by and largely under the auspices of the people who will occupy them—has come to the Southeast only recently, and in small doses. The concept is based on the democratic ethic of a New England town meeting, the cooperative spirit of a barn raising and the pride of building one's own house. Superficially, it looks like a very simple process. But it becomes as complex as a difficult problem in human relations can become.

In the Southeast, the Washington-based Rural Housing Alliance has become a major force as a proponent of self-help housing. It is involved with experimental projects funded by the Office of Economic Opportunity, the Farmers Home Administration and Vista (Volunteers in Service to America) near Palatka, Fla., and near Auburn in Lee County, Ala.

Under the Rural Housing Alliance approach, a self-help housing project involves a group of poor people, usually eight to 10 families, organized by Vista volunteers under the direction of an RHA supervisor. Only those families whose incomes are sufficient to qualify them for a Farmers Home Administration (FmHA) mortgage are accepted. After being approved for FmHA financing, the group selects house plans drawn up by RHA and approved by FmHA.

Then another group of Vista volunteers and a construction supervisor hired by RHA train the families in construction techniques while they build their own homes. After all of the houses are finished, the families take possession and live cooperatively ever after.

Theoretically, this system provides the individual not only a good home at very low cost, but also enough training in skills to enable him to get a job as a construction worker. And presumably if he knows how the house is built he should be able to maintain it better. Most important, from the RHA viewpoint, is that people learn to work cooperatively and can use this knowledge in other projects.

As in most poverty programs, the theory seems to be well ahead of the reality. But it also must be said that some people involved in such projects will assuredly emerge with better housing than they ever would have had otherwise.

The observations that follow are based upon visits to the self-help projects near Auburn and Palatka.

The Beginning

In Auburn and Palatka, organizing the families into self-help groups proved to be a difficult and time-consuming task. Finding families who were able and willing to participate was no problem. It was finding families who were wealthy enough to to meet FmHA standards and yet poor enough to preserve the projects' poverty-program character that proved to be difficult.

The Vistas worked with dedication in getting the families through the paper jungle involved in getting a FmHA mortgage. Heretofore, this extraordinarily complex wall of forms and documents has isolated the FmHA from much contact with the poor—except for impecunious lawyers. This process took two to three months to complete. The mortgages are crucial to the program, since the interest goes as low as one per cent, depending on the family's income, and payments are spread over 40 years. This brings the monthly payments down to $15-25 per month, little more than most poor people pay to rent worthless shacks.

Finding an appropriate construction site and working out house plans was equally arduous. Finding a site within easy commuting distance for all of the families was impossible.

Once all the families were approved for FmHA financing, they were brought together for weekly meetings. Initially, the meetings were guided by the Vistas and RHA staff, until the families built up enough confidence to run them themselves.

The discussions centered on the construction site, house plans and the number of hours each family would work. This process also was protracted, since the questions of land and house plans also had to be negotiated with and approved by RHA national staff and the FmHA. In Auburn, the Vistas assigned to help in construction were delayed for two months while these questions were being decided. Fred Bennett, who was field director of the project in Auburn when it was visited for this report, maintains that this administrative inefficiency is compensated for by the lessons in cooperation the group learns from the process.

The Construction

The program's strongest and weakest points came out during the next phase, the actual construction of the houses. RHA planners have developed some construction techniques for cinder-block construction which hold out great promise. In lieu of mortaring, the wall blocks are bolted down with steel rods to a massive concrete slab foundation. The walls are then surface-bonded with a newly-developed fiberglass compound which serves as an exterior finish as well.

A demonstration house using these methods has been built on both project sites by the Vistas to show both the families and the FmHA that a very inexpensive house could be built well. But the Auburn demonstration house cost nearly $7,000, versus $4,000 projected cost. Nonetheless, the dry-wall technique was a significant breakthrough and may revolutionize cinder-block construction.

Despite all the administrative problems and delays, a great deal of enthusiasm was generated by the families and Vistas when construction began last year in Palatka. But with so many groups trying to get together, cooperation quickly turned to animosity. There were strong feelings among some staff people that too many of the RHA decisions were being made in Washington and that there was insufficient support from both RHA and Vista. Not to be outdone, the families started feuding. While some families wouldn't come to work unless everyone else came, other families wouldn't come if some of the people they disliked showed up. Still others could not get to the site for lack of transportation. The local project director finally departed, leaving the construction supervisor to finish the job. Jim Horgan, the supervisor, was resigned to the fact that "we will have to finish it ourselves." He added: "At this point we don't care about the self-help part of it. We just want to get it done."

Spirit in Auburn

Construction began this fall on the Auburn site with everything in its favor: resourceful and talented Vistas, excellent project and construction supervisors and hard-working families. It shows, too. With all its problems, it seems especially noteworthy for its creation of the spirit that all self-help groups aspire to—a spirit arising from someone's working on his own house.

But the same difficulties that plagued the Florida project have appeared in Auburn. Transportation is one of the major problems looming over the project. Few of the participants have reliable cars and so most depend upon others to drive them 10 to 15 miles to the site.

Other Difficulties

One member complained that the project was taking too long, because there was "too much talk and not enough work." Some of the Vistas claim that the evening meetings are forced on the people by the RHA staff to support RHA's notion of what self-help should be. They also contend that the national RHA has an ideological inflexibility on self-help housing, insisting upon some approaches that slow rather than speed the process of getting houses built.

Bennett recognized these problems, and he has changes to suggest. First, he proposes that the building time must be cut sharply from the 12 to 18 months it now takes, by using more prefabricated units and less unskilled labor (less, in short, "self-help"). Second, he believes that more care should be taken in site selection—that is, more consideration should be given to transportation, local housing needs and so on. Third, there should be a wider range of house designs so that the houses will be more compatible with the families' needs and the area they are to be built in. Thus a cinder-block house might be better for the swampy or sandy areas of Florida, but a frame house might be cheaper and better for the hilly terrain of Lee County, Ala.

Are They Successes?

If one is to judge these two projects according to the goals set out by RHA, it may be concluded that they have both succeeded and failed. They have succeeded in bringing decent housing to a few people at a relatively low *direct* cost. On the other hand, if all the subsidized costs were added—for Vistas, RHA staff and so on—the cost would probably exceed that of a contractor-built house. RHA contends, with reason, that this factor is offset by the improvement of living conditions for people who otherwise would have no decent house at all, and by the fact that subsequent houses need not be as expensive as the early experiments. As other houses are built, presumably, overhead costs are cut.

As for the skills learned by the participants, it is doubtful whether they are sufficient to get them jobs in the local construction markets even if such jobs were available.

Whether the families have absorbed a cooperative spirit and techniques that could help them in other ventures has been neither proved nor disproved in either project. They will, of course, have the pride of accomplishing an important task on their own.

But pride alone is not a sufficient justification for this program. Self-help housing can have a significant impact on rural housing if it is carried out much more quickly and efficiently. For this to happen, those involved must be willing to compromise some on the ideology of self-help in order to increase speed and cost-effectiveness.

Robert Troy, who has worked in community organizing and with Vista, formerly taught in Atlanta University and now is on the political science faculty of Georgia Tech. Previously for SOUTH TODAY he has written reports on the organizing efforts of Alabama chicken growers and slum ownership by state welfare departments.

Atlanta's skyline: Behind it some neighborhoods are struggling for stability

White Flight: One Area Fought It And It May Have Won

By BETSY FANCHER

Atlanta.

Atlanta's South DeKalb area today is an integrated neighborhood of approximately 4,600 families whose simple, brick homes are in the $20,000 range. Racial tension has not been entirely eradicated, but the casual visitor will find black and white children playing soccer and basketball on the well-manicured lawns, and one house flaunts a sign that speaks for most of the community: "This is our home. It is not for sale."

It was not always so. Perhaps it will not even continue to be. But at the moment, the South DeKalb area seems to have survived an intense period of fear, real estate blockbusting and a white flight, occasioned by the first movement of blacks into what had been an all-white neighborhood. In Southern cities such as Atlanta that are still largely segregated in their housing patterns, such areas usually have become transitional and then all-black. South DeKalb exemplifies what can take place when the residents accept black neighbors and refuse to panic.

In 1969 South DeKalb was an embattled area, the victim of a massive and unscrupulous blockbusting effort. The area had become a symbol of racial dissension in shifting urban housing patterns, and a target area for doomsday white critics who contend that the arrival of black residents always brings deteriorating neighborhoods, increased crime, poor schools and soaring delinquency rates.

The chain of events which was to make orderly, middle-class South DeKalb a symbol of the nation's growing blockbusting scandal began in 1968 when a realty company moved a black mother with four children into an unoccupied house under cover of darkness. It was morning before the woman herself realized she was in a white neighborhood. "I was so scared," she told one reporter, "I wouldn't let the children go out and play." A familiar, emotion-charged refrain spread from house to house: "The neighborhood is going colored." "For Sale" signs sprouted on tidy lawns as elderly widows and some residents packed their belongings, panicked by realtors' warnings to sell "while the selling is good."

But a hard core of home owners, both the whites and new blacks, joined forces to combat racial blockbusting and stabilize the neighborhood. A community organization, South DeKalb Neighbors, was launched under the leadership of Mrs. Pat Chapman, a woman who simply loved her home and didn't want to move. As the blockbusters descended on the neighborhood, she went from door to door pleading with her neighbors to stay.

"I was a little nervous at first," she recalls. "I didn't really know any Negroes and I didn't want to live next to anyone who would cheapen the neighborhood. But I found out that if we didn't panic, the blacks moving in would make as good neighbors as some of the whites moving out."

Taking the Offensive

Profiting from the mistakes of other communities which had completely resegregated in the wake of scare tactics and mass hysteria, South DeKalb Neighbors was able to stop—or at least slow—blockbusting and unethical realty practices in the area.

The organization tried to convince the neighborhood that not everyone was selling out and to combat emotion-charged rumors with facts. And it pointed to the folly of those who tried to escape a national trend by moving to new, far-out localities. (Among these was the woman who withdrew her children from an area school because there were 30 Negroes among the 700 students. In Lithonia, Ga., her new home, her children attended a school which was 30 per cent Negro, a much higher ratio than in South DeKalb.) And the organization followed the advice of HUD official Jerry Norris: "If, when a dealer implies that blacks are moving into the neighborhood, you can reply 'So what?' You are well on the way to licking this thing."

One of South DeKalb Neighbors' first public actions was to file a civil suit in federal court asking that the State Realty Co., be enjoined from using race to promote sales. The five plaintiffs, residents of Connie Lane—a street where nine white families and two Negro families live quietly and amicably—alleged that the owners and agents of State Realty were "selling dwellings by representations regarding the entry into the neighborhood of a person or persons of the Negro race."

In the first ruling under Title 8 of the 1968 Civil Rights Act, which outlaws soliciting sales on the ground that potential buyers are of a "particular race, color, religion or national origin," the real estate company was put under injunction not to engage in blockbusting (the use of racial fears to stampede residents) by a U. S. District Court. The judge also awarded punitive damages to the plaintiffs.

The ruling was reinforced when the FBI and the Georgia Real Estate Commission investigated the tactics of real estate companies in the area.

The Burning Cross

At one point, real estate people were subtly and insidiously fanning the dormant fears of South DeKalb. Then others, not given to much subtlety, produced the ancient symbol of Southern racism: the burning cross. First a cross was burned on the lawn of a black woman in the 2100 block of Keheley Drive, still a predominantly white part of the area. The wooden cross, wrapped in rags and soaked in gasoline, was still blazing when Patrolman D. G. Thomason arrived on the scene at 10:30 p.m. Thirty minutes later, on the lawn of another black family, another burning cross appeared.

The community, which had not only accepted but was beginning to welcome the presence of their black neighbors called them to apologize. South DeKalb Neighbors met immediately to deplore the cross burnings—"a relic of intimidation," they said.

The cross burnings, rather than terrorizing the neighborhood, seemed to bring it closer together. "Up to now," said Peggy (Mrs. James) Helton, a leader in South DeKalb Neighbors, "the only time we all got together was for the Tupperware parties. Now we get together for the good of the whole neighborhood—and what's good for one is good for all, both black and white."

Spokesmen for the South DeKalb Neighbors approach have so far been unsuccessful in persuading other communities in the metropolitan area to adopt the same attitude, thus making racial dispersion more likely and relieving some pressures from areas already changing. They complain that the Georgia Real Estate Commission has given them "no support" in curtailing blockbusting efforts. And their public appeals have received little attention from a city which, according to some predictions, could in 10 years become an urban island of black citizens, isolated from white suburbs by the perimeter interstate highway, perhaps patrolled by guardsmen who would require identification papers of blacks leaving the city.

But the efforts have not been in vain. Recently the Justice department filed suit against six real estate companies on charges of blockbusting in South DeKalb and Southwest Atlanta. The case is still pending before Judge Newell Edenfield, U. S. District judge of the fifth district.

Blacks moving into the area, are still greeted with racial tension on some all-white streets. But whites are also moving in. South DeKalb residents report they first noticed a significant number of white families buying homes in the area in mid-1969. Although no statistics are available, one real estate salesman sold three houses to whites in South DeKalb within four months, and another South DeKalb home, recently advertised for sale, brought in more than 100 calls. The percentages of white and black residents in South DeKalb now is uncertain. But a good measure probably is suggested by enrolment in Gordon High School, attended by most of the community's teen-agers, which is now 27 per cent black.

Once the specter of race is buried, whites may find that stabilized neighborhoods that once had seemed transitional from white to black offer good housing buys, convenient transportation and a free and communicative atmosphere, foreign to both the black ghettos of the inner city and the white ghettos of surburbia.

Betsy Fancher is associate editor of SOUTH TODAY. Her second book, THE LOST LEGACY OF GEORGIA'S GOLDEN ISLES, was published on Feb. 15 by Doubleday.

InternationalSelf-HelpHousingAssociates

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Addressed to Al Ulmer

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Minutes of the Board of Directors Meeting
International Self-Help Housing Associates
Continental Hotel, Washington, D.C.
March 30-31, 1967

Thursday, March 30

MORNING SESSION:

The meeting of the Board of Directors of ISHA was called to order by Chairman Elizabeth Herring.

PRESENT: Mariana Alcock, Edna Brooks, Robert Choate, Clay Cochran, Clarence Custis, Ida Edelen, Ben Fraticelli, Donald Hanson, Elizabeth Herring, William King, Richard Margolis, Jim Stein, George Topshee, and John Wagner. Staff: Clay Cochran, Paul Fry and Jean Thomas.

Eric Carlson was reported to be out of the country; George Grier and Al Ulmer had conflicts; Aurelio Lupercio cancelled out because of his wife's illness; Marian Wright was expected. No response from Elvera Nosie or Cleo Blackburn.

Board members and staff introduced themselves. New members of the Board, Ben Fraticelli, Mariana Alcock and Bill King were welcomed to the Board.

> 67-1: On motion by Bill King, seconded by John Wagner and approved unanimously, the Board approved sending a message to Aurelio Lupercio expressing its regrets at his wife's illness and his necessary absence. John Wagner was appointed to draft the telegram. (Subsequently dispatched.)

The Report of the Executive Director to the Board is attached to these minutes for your reference. (Attachment A). Specific actions taken by the Board with regard to his recommendations are included in the minutes.

Status of the Pamphlet - "Something to Build On"

One of our great needs is for an up-to-date general pamphlet on self-help and this should be satisfied soon. The American Friends Service Committee has offered to enter into a joint publication arrangement with us on Dick Margolis' manuscript by this title. AFSC has agreed to pay for the manuscript. We will pay for the printing. AFSC would

receive copies for their use and the balance, along with the copyright would become the property of ISHA.

RECOMMENDATION: We urge your approval of this arrangement, by resolution.

Eleanor Eaton: NCDA and AFSC published a booklet jointly which was very successful. AFSC welcomes a joint publication with ISHA.

67-2: Motion by Eleanor Eaton that ISHA agrees to publish jointly with AFSC the pamphlet, Something to Build On by Dick Margolis, the final approval of the text to be the decision of representatives from both AFSC and ISHA. The cost of the manual shall be incurred by AFSC; publication, distribution and promotional costs to be incurred by ISHA. ISHA will receive profits from pamphlet; AFSC will receive free copies. The income from sales to go to ISHA.

The motion was approved unanimously.

67-3: Mariana Alcock moved, seconded by Dick Margolis that ISHA's thanks be expressed to AFSC.

Approved unanimously. (See Attachment #1)

Eleanor Eaton indicated that AFSC's 12 district and overseas offices could be used as distribution points. AID and other agencies should be approached for distribution.

There was further discussion of the pamphlet and the proposed handbook to be produced under the ISHA-SHE contract. Jim Stein indicated that the combination of the AFSC-ISHA (Margolis) pamphlet and the handbook would go far in answering questions on the nature of the program and the method for carrying it out.

The Staff is submitting a request to OEO for a $75,000 grant to enable us to hire two field representatives, an additional writer, and two additional secretaries, plus travel funds, rental space and equipment, and a fairly generous allotment of funds for printed and photographic materials and the employment of consultants and "trouble-shooters". We have had preliminary discussions of this application with the Housing Director of OEO, Richard Granat, and he seems to be entirely cognizant of the need from OEO's own information.

Sponsorship of OEO Grant: Since we are a new organization and fall under an OEO ban on new organizations without a prior concern for the poor, it was necessary that we be "sponsored" by an organization with the proper credentials. Barbara Moffett of AFSC immediately agreed to and did secure approval for this sponsorship from the AFSC. For this we are very grateful.

I trust these activities have your approval, and we solicit ideas on the best ways to approach the problem of pushing the program with such help.

> RECOMMENDATION: We would appreciate your approval of our signing a lease in anticipation of the personnel now in order that we may have the space in the building where we are now located.
>
> 67-4: By unanimous vote the Board approved signing the lease.

Eleanor Eaton suggested that ISHA might hire someone who is bilingual, from the Mexican-American community. She also suggested that this was an opportunity for an integrated staff and that Southern Negro colleges be checked through such people as Vivian Henderson and Randolph Blackwell. Mariana Alcock indicated that the editor should have a good knowledge of the war on poverty, with experience, not just out of college with no working experience. She suggested that Sue and Henry Lorenzi would be good since they understand housing and community development. Sue Lorenzi is good at simple illustrative material. Alcock also suggested that Marian Wright may have ideas about who would make a good editor.

In the discussion of the contract with OEO, Eleanor Eaton made it clear that it would be necessary that Barbara Moffett receive all information on the contract, including reports, minutes of meetings, etc. because of the sponsorship by AFSC.

Organizational Matters:

Clay Cochran: Article IV of the By-laws stipulates that the Board of Directors shall consist of not more than 25 members, 18 of whom shall be elected by the membership and 7 elected by the Board. At least 6 members must be participant builders.

Currently the Board has 22 members, including the Executive Director.

It is a dubious policy to have a paid staff member on the governing body, and I herewith submit my resignation from the Board of Directors.

RECOMMENDATION: Acceptance of my resignation.

67-5: On Motion, Cochran's regisnation from the Board of Directors was accepted unanimously.

After discussion, it was decided that a temporary nominating committee of 5 would be appointed by the Chairman to (1) nominate permanent officers, (2) nominate persons to fill the 4 vacancies on the Board, (3) nominate the regular nominating committee for the fall meeting, in accordance with the By-laws, (4) nominate a new Executive Committee in accordance with the decision at the September, 1966 Board meeting and (5) nominate a three-person Advisory Committee on Research and Education.

67-6: On Motion the Chairman was instructed to appoint such a temporary committee to report the next afternoon. The Chairman appointed the committee including: Eleanor Eaton, Chairman; Marian Wright; George Topshee; Dick Margolis and Ben Fraticelli; with John Wagner as alternate if Marian Wright could not be present.

In the discussion it was emphasized that building participants have a vital function to perform. Mariana Alcock urged a check with Elvera Nosie via Bill King and a replacement named if she cannot attend meetings.

Eleanor Eaton suggested that the Executive Committee plan a meeting following the Board meeting to avoid using Board meeting time for such things as legislative information, rental problems and such matters. It was agreed to discuss this recommendation later.

Fringe Benefits for the Staff:

Clay Cochran: In the application for Ford Foundation Funds and in Minute XII-66, reference is made to 10 percent fringe benefits "in a package similar to the arrangement used by the AFSC and other such organizations."

It was indicated to me that Social Security benefits should be part of this, currently 4.4 percent of $6600. We are paying Social Security as a matter of course. We are also paying Unemployment Compensation and Workman's Compensation Insurance, but I do not consider these to be fringe benefits.

We intended to put together a package of benefits which, initially, would include (1) term life insurance to the nearest thousand of an employee's salary, (2) medical and hospitalization insurance, (3) and some kind of salary continuation arrangement in case of illness or accident. We were unable to qualify for group rates (with only three employees) because I was unacceptable as a "normal" risk.

We are paying membership fees for the staff in Group Health, the very good medical-hospitalization group here in D. C.

We have purchased general casualty policies for staff members who travel in the amount of $25,000.

The term life insurance and salary continuation policies will be purchased as soon as we have enough staff to qualify for group rates, or within a month in any case. I have arranged to carry my own term life insurance on I.U.D.'s group rate until July, at which time it will have to be picked up at exhorbitant cost. The following resolution is proposed to fix policy on fringe benefits.

> RECOMMENDED BOARD RESOLUTION: The Executive Director is instructed to provide all permanent employees social security, workman's compensation, unemployment insurance, medical and hospitalization insurance and term life insurance (if available) to the nearest thousand dollars in salary. In addition, employees who travel extensively shall be covered by casualty insurance and those who travel occasionally, by trip insurance.
>
> There shall be set aside an amount equal to ten percent of each employee's salary for fringe benefits. Social security, medical and hospitalization insurance, life insurance and casualty insurance shall be paid for out of this 10 percent. Any balance - for each employee - of this 10 percent fund shall belong to the employee as terminal leave pay, provided he has been an employee as long as six months, except that at such time as a retirement program is available, this balance may be used to pay the cost of that

program. The minimum fringe benefits paid by ISHA include (1) social security, (2) life insurance, term if available, to the nearest thousand dollars of salary, (3) group health and hospitalization, and (4) a casualty policy for employees who travel extensively. If the ten percent fringe allowance is insufficient to cover these specified items the funds shall be transferred from the general account to cover the deficit. The cost of the retirement program may be deducted from the 10 percent before additional terminal leave pay may be accrued.

67-7: The resolution was adopted unanimously.

Annual Audits:

RECOMMENDATION: Clay Cochran - The Board authorizes and instructs the Executive Director to secure an annual audit of the books, on a calendar year basis.

67-8: Approved unanimously - Motion by Ben Fraticelli, seconded by Jim Stein.

Question: What disposition does the Board wish to make of the problem of seeking financing for work in urban or international areas?

Discussion of this subject was deferred, but in the insuing discussion there was interest expressed in adding a staff person to work in obtaining information on international activities, with stress on the fact that for the time being ISHA has more to gain from other nations than we have to offer. The discussion of activity in urban areas was not conclusive.

Question: What should our policy be in "joining" other organizations?

RECOMMENDATION: Clay Cochran: It is the policy of ISHA to cooperate with other organizations to achieve common aims, but to hold formal memberships to a minimum. Formal memberships require the approval of a majority of the Executive Committee. (Note: This policy recommendation refers to ISHA as such, not to the staff.)

67-9: Approved on motion, unanimously.

Clay Cochran: The staff finds that the word "Associates" in our name is cumbersome and misleading. It makes us sound like a private

business. We urge your consideration of the following amendment to be submitted to the membership meeting in the fall for adoption:

> RECOMMENDATION: The Board of Directors submits the following amendment to the by-laws to the 1967 Membership Meeting with recommendations that it be adopted. Resolved that Article I of the by-laws be changed to read as follows: "The name of this organization shall be the International Self-Help Housing Association."

Eleanor Eaton explained that the reason "associates" was used instead of "association" was so that we would be known as an organization of members rather than organizations. She also raised the question of complications legal and tax-wise in making the change.

> 6-10: Dick Margolis moved that a resolution be submitted to the member meeting in the fall provided the staff finds no legal or other barriers to making the change.
> Motion approved unanimously.

Clay Cochran raised the question as to whether members of the Board of Directors should be identified on the letterhead by organization, for identification purposes only.

Eleanor Eaton opposed such identification, suggesting the board members be identified by name and geographical location only as many of them belong to numerous organizations. Jim Stein thought organization identification would take up too much space on the letterhead. Dick Margolis suggested a kit made up of biographical information on each board member.

ISHA Publications: Clay Cochran made the following recommendation with regard to ISHA publications:

> RECOMMENDATION: Members of ISHA shall receive one copy of all ISHA publications free plus a subscription to The Self-Help Reporter. The Reporter is a service and its receipt does not balance any particular dues payment. It is free and not for sale.

Mariana Alcock said she felt the Reporter should have a broad range of distribution and not be limited to just members. Eleanor Eaton suggested that this subject be held in abeyance until the number of mailings increases enough to warrant further decision, and, that for the interim, we accept the staff's recommendation. Dick Margolis suggested we seek contributions for bulk mailings.

6-11: Eleanor Eaton moved approval of the staff resolution on publications, seconded by Dick Margolis and approved unanimously.

Clay Cochran urged the board to authorize payment of travel and other costs incurred in attending this and subsequent Board meetings. He said it should be a blanket authorization to make payments clearly legal as a routine matter.

Eleanor Eaton stated that we should be very careful in future meetings, if this approval is given, in order to assure that participants travel the most economical way, e.g. tourist class when traveling by plane. She said that Minute XXXIII-66- "The Board approved payment of travel and other expenses for Board members traveling on ISHA business at the request of the Board or Executive Committee" was sufficient authorization for payment. Clay Cochran indicated that he had not realized that the authorization was general and that he deemed this language adequate.

Eleanor Eaton further suggested that Paul Fry draft a statement of guidelines for travel expense, to insure that due economy is observed and that such guidelines be submitted to the Executive Committee for discussion at their next meeting. Clay Cochran urged that Eleanor Eaton collaborate with Paul on such a statement; but also indicated that we would not wnat the rules so ironclad that a Board member might be forced to forego attendance because tourist seats were not available. Ben Fraticelli stated that had an ironclad rule been in effect he could not have attended the current Board meeting.

Recess for lunch- Guest speaker at the luncheon was Tom Karter, Chief of the Migrant Branch of the Office of Economic Opportunity. Mr. Karter discussed the war on poverty and the self-help housing program.

AFTERNOON SESSION - Friday March 30

Clay Cochran submitted a financial report, indicating that when the next allotment of funds from the Ford Foundation was received, probably around April 1, Mariana Alcock would be paid the balance due her. (The Financial Report is attached to these minutes as Attachment #2.)

There was discussion of finances and the work of the Finance Committee which had been inactive. It was agreed that the temporary nominating committee would submit nominations for a Finance Committee in their report.

Discussion of the article "Community Union" from AGENDA: It was stated that this kind of organizing takes an enormous amount of leg work but has great possibilities. We cannot confine ourselves to housing only, but we must also be constantly aware of the community as a whole. We must be quite careful that the phrase "self-help" is not used just because it is appealing--there are many other benefits flowing from "self-help" other than a house. Guidelines must be established. How does the Nova Scotia Program compare with the program in the U.S.? At the fall Board meeting we should discuss where and how we fit cooperative housing into the program in this country. Do any present cooperatives follow a self-help program?

George Topshee said that the person is more important than the house. We must use any vehicle to get to the people, to find out what they want and need; to find out what their interests are; and get them working together to meet their expressed needs. Mariana Alcock stressed the importance of reminding bureaucrats that they are working with people. Bill King urged that we not allow the organization or the program to become a vehicle for self-seeking interests. Dick Margolis asked: Where is self-help at Rosebud? Very little self-help in the usual sense, but much community development. The vital point is whether the person feels he has contributed. Does he feel that it is his house?

THE BOARD ADJOURNED TO ENABLE MEMBERS TO KEEP PRIOR ENGAGEMENTS AND ATTEND THE OPEN HOUSE AT ISHA HEADQUARTERS.

(The open house was well atended with representatives from BIA, HUD, Farmers Home Administration, OEO, the Senate Public Works Committee, and other agencies.)

EVENING SESSION - March 30

Reports from Board Members:

Clarence Custis reported that one project in New Jersey is being completed, with another to start next week. Farmers Home has been very cooperative in New Jersey, but lacks the administrative staff to do as much as needs doing. Since the problem is lack of help, ISHA should undertake to help solve the problem.

Ben Fraticelli commented that it is not necessary to have OEO supported statewide projects to facilitate the program. Statewide programs can be bypassed by local groups. He suggested that possibly the migrant ministry

in New Jersey should sponsor a project, and that ISHA could help stimulate interest. Find the groups that are ready to move, he said, and help them to move.

A question was raised as to whether Ben Fraticelli could be brought into New Jersey as a consultant. Bob Choate remarked that local groups should write to Fraticelli if they want his assistance and be ready to pay half of his expenses. Jim Stein indicated that not too much stress should be put on the partial payment of expenses if this is an impediment to advancing the program.

Elizabeth Herring asked how best to get the migrant ministry or AFSC to move on a project in New Jersey - or elsewhere. Ben Fraticelli said that all state migrant ministries are different. He suggested an informal approach, or possibly an approach through the National Migrant Ministry Advisory Committee. There is a meeting of the migrant ministry in September where an ISHA representative might participate in the program to discuss self-help housing. George Topshee suggested that the Executive Director budget such activities as those under discussion. Bill King recommended sticking to a clearing house principle of operation, but if groups want expertise try to furnish it.

George Topshee: Canada has only 20 million people with a greater geographical area than the U.S., one-fifth of the people live in Toronto and Montreal metropolitan areas. Canada has a national housing act and a crown corporation. As far as government is concerned the attitude toward self-help housing is not good. Some have no clue to its value, others think self-help is like little pigs, i.e. they're cute, but don't let them grow up. Around Toronto there is a great rural to urban movement resulting in skyrocketing values of land and housing. A normal housing vacancy rate is around 4-6 percent, but in Toronto it is only 1 percent. Prices jumped 14 percent in 6 months to an average of $19-26,000.

In Nova Scotia there is large unemployment. Nevertheless, there are 27 groups including about 230 families working on self-help now, the biggest year so far. In public housing 75% of the money is federal; 12.5% provincial; the balance is local funds. We argue that more public housing is good; but self-help is better in many ways. In Sydney the subsidy on 100 families is $6 million over a period of years in

public housing while there is no subsidy for self-help.

George Topshee's group is working on a "starter fund," a grant to specified types of families. Income in Nova Scotia is low compared to the national average. Thirty seven percent of all families are below the $3,000 poverty mark. Families with limited income build more modest houses, loans of $6500 to $8500. The family is supposed to pay 20% of its income for rent, under a contract which is reviewed every five years.

Question: Who pushes legislation in Nova Scotia?

George Topshee: This depends. Duncan McIntire works on this problem. If we had a dozen such men we could organize 2,000 families in housing. The starter fund is cancelled after 25 years, meantime it enables families to purchase land. There is self-help in non-Nova Scotia areas in Canada. Nova Scotia has built 2,000 houses up to now with another 200 to be built this year. Newfoundland has 40 or 50 self-help houses.

Donald Hanson: Reported a world uptrend in self-help housing. The program seems to go in cycles. From 1952-58 there was big production, especially the Puerto Rican program organized along the lines of the Nova Scotia program. There is a trend to prefabrication in self-help but this may push costs up.

In Africa there are two Quaker projects. The Ethiopian project is a success. Somali is pretty good. Africa is moving. Asia is not, possibly due in part to a scarcity of land. In Thailand, 700 families are rehabilitating houses, using Bangkok money plus UNICEF financing.

Two-story housing is a problem for self-help. There are possibilities but nothing is being done.

Ben Fraticelli: Who is financing self-help outside the U.S.?

Donald Hanson: AID sometimes; sometimes national governments. Self-help is common in the USSR and Yugoslavia. In the South in the U.S., site and services provision might help--may cut cost 30%. Building a core house rather than a complete house is an idea. Build one permanent room and make the others temporary.

Ben Fraticelli: Middle class standards are a problem.

Jim Stein: We are experimenting with some 960 square feet, 3 bedroom houses with beam ceilings, leaving off the doors. There is a $1500 grant per family, to those who could not get FHA financing. The house is of styrofoam panels.

Ben Fraticelli: A major problem is relationships with Farmers Home Administration, both in personalities and the bureaucratic structures. Lee and Collier counties (jointly) have a direct OEO grant. We need to develop some kind of grants-in-aid. Original OEO viewpoint was against local sponsors. They preferred areawide projects. Tentatively they are going along with Florida. We think it is best to start locally and then possibly merge at a higher or broader level. There were too many impediments to moving on a statewide basis, so we are going one place at a time.

There is a 14 county migrant project, OEO financed, in Florida on which we would like to have a state self-help man. There was a conference on housing made up of 8 organizations:

1. American Migrant Ministry
2. AFSC Migrant Program
3. Diocese of Miami
4. Council of Human Relations
5. IUD-AFL-CIO
6. Community Action Fund Migrant Project
7. Citizens Committee for Farm Labor
8. NAACP - State Conference of Builders

The conference resulted in the establishment of the Coordinating Committee for Farm Workers, as a receiving agency for planning and coordination and stimulation of action on housing. This Committee plans to encourage self-help, co-ops, low rental housing, and housing authorities.

Bill King: If self-help means maximum involvement or de-bureaucratizing, we may find it possible to redefine our role. We don't want administered people.

Could we consider getting a practical or theoretical knowledge of Community development. (One Board member recommended "Community Development Process" by Biddle and Biddle.)

Mariana Alcock: There are two types of housing in Argentina. The good housing is financed with a U.S. $2 million loan with a five-year

grace period at 3 percent interest. They are building a thousand houses a year with this money. Alcock said the houses are costing $700 thousand pesos apiece, or about $3500 per house. Land was expropriated and is free. She said she would submit a written report with the address of an Argentina citizen who wants to be placed on the ISHA mailing list for informational purposes.

Eleanor Eaton: El Porvenir is starting on 55 homes, after 5 years of struggle, under the sponsorship of the AFSC. Ground breaking is April 1. A resolution should be sent congratulating them.

There is a new project of the AFSC in Northwest Oregon.

The Meeting was adjourned until 8:30 a.m., Friday, March 31.

FRIDAY, MARCH 31

MORNING SESSION:

Report and Discussion of Legislative and Financing Problems:

Clay Cochran submitted a written report to the Board which is included here, interspersed with discussion notes.

OFFICE OF ECONOMIC OPPORTUNITY

Self-help housing supporters are necessarily concerned with funds for the Office of Economic Opportunity, particularly funds for migratory workers (Section III (b)), but also with funds in general insofar as they affect the capacity of the agency to function.

Facts on finances:

Total funds for OEO for current year (Fiscal 1967)	$ 1.6 bil.
Total recommended for next year	$2.06 bil.
Fnnds for Section III (b) for current year	$33 mil
Funds recommended for next year for III (b)	$27 mil.

We are in the process of drafting a statement to the appropriate Congressional committees expressing our concern for adequate funds for OEO, particularly as related to self-help housing.

Last year the Senate Committee Report on OEO carried language encouraging Administrator Shriver to make brick and mortar grants up to $1,500 per family, a very important factor in our future. No such grants have been made and there is some indication that Shriver wants more than committee language.

I think we should include in our statement noted above that we consider such authority and funds to carry it out as essential to the program if it is to reach lower into the income scale.

Farmers Home Administration

Currently virtually all funds for mortgage credit for self-helpers comes from Farmers Home Administration. Loans have been available at four percent, but effective March 14, four percent funds are no longer available, this year or next year. Moreover, Farmers Home drags its feet on self-help partly because where it is carrying the load of sponsorship (organization and supervision) without other help the burden on personnel is excessive. Farmers Home's lending authority has been tripled in about five years with only a 15 percent increase in administrative funds.

I would recommend that ISHA, as well as our allies, send statements to the appropriate Congressional committees:

(1) Urging supplemental four percent money for Fiscal 1967
(2) Urging an increase in four percent money for Fiscal 1968
(3) Urging special administrative funds to enable Farmers Home to expand its activites in self-help.

Staff Question No. 1: Where do we go from here on legislation?

Question No. 2: How do we go about recapturing our 4 percent rate? In view of our tax exempt status, how do we defend and advance the program?

Eleanor Eaton: We mush make sure that in discussing matters with the Congress we do not violate our tax exempt status. We should testify only upon request. We should speak not for any particular piece of legislation, but speak as the voice of experience. There is no ban on our right to pressure the executive agencies.

Dick Margolis: Before taking any action we should have an invitation for the sake of the Ford Foundation. We should also not mention Ford's name until they have been advised.

Bob Choate: We should advise the Ford Foundation when we have requests so that if they get queries they will not be in the dark.

Ben Fraticelli: Our first priority is the need for money and personnel. We should not lose sight of the fact that we must concentrate on the individual farm workers, not just a community as a whole and the agency establishment. We should go directly to the farm workers, not contractors and businessmen in the community.

Dick Margolis: ISHA should submit all of these problems on paper to the

highest level. Issue a Bill of Particulars for submission, particulars which should emanate from each project. He suggested that we get access to alleged information on projects being financed by credit from the Federal Housing Agency.

Eleanor Eaton: We should approach USDA, FHA, and Farmers Home affirmatively, acknowledging their good points. Farmers Home county supervisors have too much to lear and do. They need assistance, e.g. Atala or Winston, Mississippi - Problem seems to be that the personnel have to learn legalities, and they need experience in this area before gaining momentum. We should approach Farmer's Home with the idea that we want to help FHA do a good job.

In further discussion it was pointed out that the Department of Labor asked for bids of major industries to seek out hard-core unemployed in these areas. Should ISHA do the same on a county basis to create housing for these people? The Labor Department contracts out responsibility - Why not approach USDA about doing the same thing with housing? It was suggested that the staff pursue this matter further with Mr. Bertsch, and check on AID's Foundation for Cooperative Housing for foreign countries.

Eleanor Eaton: Mississippi has put on a full-time Farmers Home housing man at Lewisville.

Ben Fraticelli: Maybe we have a leadership function in organizing non-profit groups for the receipt of III (b) funds to help Farmers Home do its job.

Bob Choate: Can Farmers Home contract out part of these function? (Note: There was no response to this question which was later delivered to Mr. Malotky at luncheon and he assured us of a reply.)

Jim Stein: California Farmer's Home rejected S.H.E. offer to assign per personnel.

Elizabeth Herring: Rural Community Development Service is supposed to get part of a $450,000 fund -- did it? How does Mr. Bertsch plan to spend this money?

It was suggested that the staff make inquiry of Mr. Bertsch on this point.

67-11: In reference to the Executive Director's recommendation that ISHA make specific recommendations to the Congress on four percent money and more administrative funds, Bob Choate moved with a proper second that: In view of the fact that it is not within the goals of ISHA to engage in legislative activity unless we are requested to respond, I hereby move that these recommendations be rejected. The motion passed unanimously.

Dick Margolis suggested that a good study of OEO (on housing) and the Farmers Home Administration be made by the staff, with recommendations, at the fall membership meeting. He told the Board it is vital that Board members keep in contact with the staff on this paper, stressing particularly the need for specific points and details of problems.

RECOMMENDATION: Clay Cochran urged that a telegram, signed by all Board members, be sent to President Johnson with appropriate copies here and there.

The proposed telegram was discussed at length. A substitute idea of individual letters from Board members was discarded.

67-12: A motion that a letter embodying the revised proposed language be sent to President Johnson over the signature of the Executive Director was duly seconded and passed unanimously.

(A copy of the letter to the President is attachment #3.)

67-13: A motion that the Executive Director should send a letter to Mr. Shriver heartily endorsing the Senate Committee Report of 1966 which endorsed brick and mortar grants up to $1,500 per family and urging that it be included specifically in the OEO bill this year was duly seconded and passed unanimously. The letter is attached as attachment #4.

RECOMMENDATION: The staff suggested that the following resolution be transmitted to Senator Jennings Randolph Chairman of the Senate Public Works Committee:

The Board of Directors of ISHA wishes to express its deep appreciation to Senator Jennings Randolph for his interest in opening the doors for the use of self-help housing to enable low income families in the Applachian Region to help themselves, and we are particularly grateful to Senate Public Works Committee Director Richard B. Royce and Professional Staff Member M. Barry Meyer for their courteous cooperation.

67-14: A motion by John Wagner, duly seconded, approved the sending of the letter, a copy of which is Attachment #5.

Legislation For A New Lending Agency:

There are two bills already in the hopper designed to create a new agency in the Department of Housing and Urban Development to provide grant and loan funds for self-help housing. H.R. 1284, by Rep. Sisk of California, is the original bill drafted at the behest of Self-Help Enterprises in California. H.R. 6152, by Mathias of California, is Sisk revised to include the creation of a revolving fund for land acquisition.

The initial off-the-record response of HUD to the Sisk bill was, in the staff's opinion, unfair, misrepresentative and slashing in its criticism. We got a look at this "analysis" and responded with some comments of our own. Subsequently, Paul Fry and I met with Ashley Foard, the Assistant General Counsel of HUD, the chief economist and another attorney where it became quite evident that: (1) they were laboring under a lot of misapprehensions about self-help; (2) they were concerned about its being a Pied Piper which would lure attention and funds away from programs they liked better; (3) they are overwhelmingly oriented in the direction of the problems of megalopolis and could care less about rural areas.

Subsequent to this meeting we got a look at another "analysis" which, although it contained part of the unfair and unfriendly points in the first one, did go some distance in eulogizing self-help.

With the cooperation of the Chairman of the House Banking and Currency Committee, we have three drafts of bills which we think deserve consideration.

The first draft is the Sisk bill with certain technical improvements suggested by a HUD attorney, plus one substantial change: It permits grants up to 10 percent to families if necessary.

The second draft is the same as No. 1 except that it provided for our much needed revolving fund for building site acquisition.

The third draft is the same as No. 2 except that it adds a provision for up to 40 percent grants instead of 10 percent, or, alternately it establishes the "Norwegian" plan of allowing the Secretary of HUD to take up to 40 percent non-amortizable, non-interest bearing second trusts--if necessary--to enable a family to build its own house.

QUESTION: Where do we go from here on this legislation as written?

QUESTION: Would we want to permit HUD to delegate part or all of the functions to USDA?

Discussion indicated a wariness of any delegation of authority to USDA but no specific action was taken. Jim Stein was of the opinion that the Sisk bill plus the 10 percent grant authority suggested would be so great an improvement over present arrangements, considering the cut in interest rates to 3 percent, that we should take this step before considering the necessity for pressing for further assistance.

67-15: Eleanor Eaton moved the establishment of a standing committee to be known as the Legislative Study Committee, to advise the Board and consult with the staff as required on matters pertaining to legislation of interest to self-help housing. The motion was seconded and approved unanimously.

Chairman Elizabeth Herring welcomed and introduced Fred Blackwell of Senator Harrison Williams' office. Fred Blackwell discussed some of the problems of hired farm labor briefly and noted that the President called for 2,000 additional self-help housing units for Fiscal 1968.

Clay Cochran asked Blackwell what agency he thought would do the best job in getting appropriations for self-help housing, among the established agencies. Blackwell suggested HUD in preference to USDA. There was general agreement that Senator Williams should introduce bills on housing which would apply to all of the rural poor, not just migrant workers or hired farm workers.

67-16: Dick Margolis moved that the following resolution be sent to the President of the United Sates. The motion was duly seconded and passed unanimously

Resolution

Whereas, according to the 1960 U.S. Census, there exist in this nation approximately 11 million dwelling units that are either dilapidated or lack minimum facilities; and
whereas an almost identical number of inadequate dwelling units was cited a decade before, in the 1950 Census; and
whereas this chronic shortage of decent housing for millions of Americans continues to exist today, despite measures taken by our Federal government, our state government, our county and munipal governments and many private agencies;
Be it resolved that the United States Government invites the United Nations to send to our country a mission of housing experts for the purpose of investigating our housing problems and of recommending measures of solution.

Note: The letter was dispatched and appears as Attachment #6.

The Board recessed for lunch with Louis Malotky, Director, Rural Housing Loan Division, Farmers Home Administration, U.S. Department of Agriculture. A summary of Mr. Malotky's comments is attached to these minutes.

AFTERNOON SESSION - March 31

Report of the Temporary Nominations Committee:

67-17: The nominations committee nominated the following officers to fill out the three-year term ending with the fall meeting, 1969:

Chairman: Mariana Alcock

Vice-Chairman: George Topshee

Secretary-Treasurer: Edna Brooks

Elected unanimously.

67-18: For Nominations Committee for the fall membership meeting (required by the by-laws to include two non-members of the Board of Directors).

Chairman: John Wagner

Robert Marshall, (S.H.E.), non-Board member

Scott Nielsen, (Chester, Pa.), Non-Board member

Marian Wright

Ida Edelen

Elected unanimously.

69-19: For the Finance Committee:

Chairman: Mariana Alcock
Ralph Rosedale
Robert Choate

With authority to add other members on their own motion as required.

Motion approved unanimously.

67-20: For members of the Board of Directors:

Dan Bedell, Legislative Representative, United Autc Workers, Washington, D.C.; Randolph Blackwell, Director Southern Rural Action Project, Atlanta, Ga.; John Hagely, Batelle Institute

(Dr. Elfriede Hoeber and Chris Ahrens as alternates)

Dave Moore, Sydney Nova Scotia, Builder, self-help leader, mechanic.

With the following alternates: Gerald McIntire, N.S.; Louis Casanova, Meadow Wood, Texas; Renaldo Sanchez, Immakolee, Fla; and Nancy Whitehorse, Rosebud Reservation, South Dakota.

Elected unanimously subject to acceptance, except Bedell who had previously agreed to serve.

67-21: The committee recommended that the name of the proposed Education and Research Advisory Committee be changed to Agency Relations Committee with Elizabeth Herring as Chairman, George Grier, and Eleanor Eaton as members.

67-22: According to the by-laws, the officers were allotted three-year terms and lots were drawn for all other members of the Board with the following results:

Term expires Fall, 1967:

Elizabeth Herring*
Dave Moore
Dan Bedell
Ben Fraticelli**
William S. King**
Eleanor Eaton*
Don Hanson*
Randolph Blackwell
Dick Margolis*

Term expires Fall, 1968:

Elvera Nosie*
Ida Edelen*
Jim Stein**
John Wagner*
Clarence Custis*
Marian Wright**
John Hagely

Term expires Fall, 1969:

Mariana Alcock**
George Topshee*
Edna Brooks*
Robert Choate*
Aurelio Lupercio*
George Grier*
Al Ulmer**
Eric Carlson*

NOTE:
Board members whose names are underlined are the six participant builders required by our by-laws.

* Those Board members elected by the membership by mail ballot and assumed office at the first meeting of the Board, September, 1966.

** Those Board members elected by the Goard on March 31, 1967.

67-23: A motion was made and approved that, because of the time element involved, the following items be referred to the Executive Committee:

Membership Drive
Communications
Agenda and place for Annual Meeting, except that the time is to be between October 1 and December 1.
Finances

67-24: The Board expressed its deep appreciation to Elizabeth Herring, retiring Chairman, for her devotion to self-help housing and her invaluable services in helping to launch ISHA.

Meeting adjourned.

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Attachment A

INTERNATIONAL SELF-HELP HOUSING ASSOCIATES

REPORT OF THE EXECUTIVE DIRECTOR TO THE BOARD OF DIRECTORS
March 30, 1967

As we informed you earlier, the Washington, D.C. offices of ISHA opened January 3, 1967 with a staff of three people, the Executive Director, the Assistant Director, Paul Fry, and a secretary, since replaced by Jean Thomas.

Our first assignment was to try to get around to existing projects before the pressure of events became so great as to preclude the kind of educational trips we figured were essential to understanding. We did get to California to visit with Self Help Enterprises for a week, spent some time with Herb Foster of AFSC, and visited with Bill King in Scottsdale and Maynard Schneck in Tuscon, Arizona, and Father John Wagner and Col. Deyo, the Texas housing chief, in San Antonio on the way back.

The S.H.E. staff in California worked overtime on our education, and we were able to get a good short course in the program. In addition we discussed the proposed legislation (H.R. 1284) which S.H.E. had drafted in an effort to bring some order into the Rube Goldberg machinery of the Federal government as it relates to self-help hsouing. (More on legislation later.)

DEVELOPMENT OF A WORKING HANDBOOK OR MANUAL ON SELF-HELP HOUSING:

We also reached an understanding with S.H.E. on a very vital need, the development of a loose-leaf handbook on self-help housing, a down-to-earth, detailed work manual based on S.H.E.'s experience, edited in Washington and made jointly available for use not only in California but elsewhere. A loose-leaf notebook will facilitate use in other areas where problems will be different, allow for easy variation, but will also facilitate the continued evolution of the handbook in S.H.E.'s hands. Two sections of the rough draft of this handbook are already in Washington, and we are hoping that Jim Stein has brought the third section with him to this meeting. If so, we should have a real working instrument within a few weeks.

On the return trip we missed the ground breaking for the first Arizona self-help project at Marana near Tuscon where Maynard Schneck, with the help of an outstanding VISTA worker has put together a group of 15 families made up of Negro, Mexican-American, Yaqui and Papago Indians.- really integrated housing.

We spent the better part of a day with Bill King and his housing supervisor on the Salt River Reservation near Phoenix. Houses are being built on a self-help basis by the Bureau of Indian Affairs, with a lift from the public health service on sanitation and water. I trust Bill will fill us in on details at this meeting. The houses look good and we watched a crew laying up block, led by a self-helper who was slapping up blocks like a professional after relatively little experience.

We were met in San Antonio by Father Wagner and given a tour of the Meadow Wood Acres project during the day, finding to our dismay that the Community Center had been turned into a surplus warehouse and was no longer serving as the nerve center of the community as Father and the early cooperators had envisioned. After Father Wagner's departure from the project it fell on evil days at the hands of some middle-

class politicians. Affairs are supposed to be improving since the project was taken over by the State OEO housing operation under Col. Deyo who had been recruited by Father Wagner earlier.

At about the time of our arrival OEO had funded Texas for about $132,000 and expects to build houses in three or four different locations. That night we met with Col. Deyo for a couple of hours and heard the latest on Texas. The Colonel has ambushed several wagon trains of surplus military barracks material, a half-dozen GSA trucks, an assortment of other materials and intends to build his houses with salvaged materials, using workers who will alternately be drawing OEO stipends for education and training and subsequently aided by MDTA training projects. With these aids, and the list is not exhaustive, Deyo plans to produce well-built, modest houses at a minimum cost to the families involved. My recollection is that the mortgages will run from $1500 to $2000 per family. I trust Father Wagner will add to this information during the Board Member reports.

APPALACHIAN TESTIMONY

We cut our trip West short, omitting South Dakota among other things, in order to return to Washington to testify on the Appalachian bill. You will recall that Congress has created a special organism for dealing with the problems of the Appalachian Region, a region largely depressed and deprived, making up parts of 11 states. The measure up for consideration was an extension of the act through 1970, with amendments. We were requested by the Chairman of the Senate Public Works Committee, Senator Jennings Randolph, to discuss self-help housing with the Committee. You received copies of our statement.

It is significant that there was a desire two years ago to include a self-help component in the Appalachian bill, but the Committee did not know where to turn for advice. We have done the best we could, publicly and privately, to help in the authorization of a program there, and the indications are that a program will be established. We are not clear on the scope of it yet.

We would like to express our appreciation to ISHA-member Chris Ahrens, special assistant on housing to the Governor of West Virginia, for his generous assistance on preparing the Appalachian testimony, and for the supplemental statement which he prepared for submission. We have a few copies of the hearings here if anyone has a special interest.

The intervening period has been unbelievably busy, considering our age and competence. We have had visitors and been of some assistance to self-help people, or people interested in self-help, from California, Oregon, Illinois, Ohio, Pennsylvania, Florida, Arizona, Michigan, Maryland, West Virginia, and Kentucky.

Representative Udall's office (Arizona) called to get information on the program for a CAP Director from one of his counties, and we were informed that both Udall and Representative Rhodes, a fair share of the political spectrum, are both very interested in being of assistance. Don Campbell, an employe of the City of Phoenix and interested in a special variant of self-help--repair and modernization of houses in a vacation city with 800 pit toilets-- was in the office seeking advice and information.

Our contacts with California have been with S.H.E., Herb Foster of AFSC and some Congressional offices which were seeking information. It should be noted that due largely, apparently, to Foster's efforts Farmers Home no longer requires that an applicant for credit be an American citizen. This is an important achievement.

AFSC's Charles Evers was in town working on a self-help project for Washington County Oregon, and we accompanied him to OEO and to the Housing Assistance Division of the Department of Housing and Urban Development, meeting with the Acting Commissioner (Mrs.) McGuire and Chief Counsel Joseph Burstein. We got only education from HUD because they cannot operate in an area unless there is a public housing authority and such an authority has been rejected by Washington County officials. It did become apparent to us that HAA-HUD operates under pretty severe limitations, and that these limitations are particularly significant in the South where public housing authorities, where they exist, tend to be part of the power structure. This is a problem of real magnitude, but it emphasizes the importance of self-help housing as a partial solution. Cooperative housing, self-help or no self-help, would be a great help in the South but under present regulations (which may or may not reflect the law) the sponsor of cooperative housing has to assume a 40-year responsibility which will act as a great obstacle to the use of cooperative housing in the South - and elsewhere. We have not pursued this problem as far as we must, and we solicit your aid and advice in learning more about the problems and possibilities.

We have not had time to investigate the possibilities of using demonstration funds for self-help housing, but as we indicate in the SELF-HELP REPORTER, President Johnson has instructed Secretary Weaver to "carry out, within existing authority, a low-income housing-ownership pilot program so that lessons may be learned and converted to public policy on a broad scale" -- and authorized the use of $20 million for this purpose for next year. We will make an effort to pursue this authorization and appreciate any information any of you may get along these lines. Cayetano Santiago, Director of the Illinois OEO funded Migrant Program, was in the office to secure information on self-help housing, His group is definitely interested in working with families settling out of the migrant stream.

At the request of OEO and a group of Catholic priests and lay leaders, we have acted as educators and consultants in Ohio. With the cooperation of Bob Marshall and the willingness of Jim Stein to work overtime, we got Jim to go into Ohio for a series of meetings running over several days, and Paul Fry joined him for two days. Jim showed the AFSC film "Six Houses, Six Homes," and there is at least one application for a project in that area being prepared for submission to OEO. (Verbally, we will fill you in on how important our ability is to get representatives into such an area in the early stages of development.)

We had a request from Chester County, Pennsylvania for assistance in financing the supervision of workers who are eligible for FHA credit but not for OEO assistance with Section III (b) funds. We advised them that we did not know any private sources which could be tapped for such funds, but indicated how rediculous it is that families are denied the opportunity for self-help because OEO's funds are divided into "kitties" which are sometimes mutually exclusive.

We directed a letter to Tom Karter of OEO asking him what could be done to get Section 205 (Community Action) funds added to III (b) (migrant workers) in projects so that families would not be forced out of projects, and he has this under consideration. Paul and I also talked to the new Rural Areas Director, Ira Kaye, about the same problem. He asked for specific details and indicated a willingness to work on the problem. <u>This is a problem in almost every area and a solution must be found.</u>

Our assistance to Florida has been limited to clarifying Farmers Home Administration's handling of loan money, but in the process we found that Farmers Home was giving self-help loans top priority in processing for direct loans. We also clarified, for our own sake, the situation over the exhaustion of direct loan funds at

four percent. For the sake of brevity, we refer you to the first issue of "The Self-Help Reporter" for details.

Jim Pino of the Michigan Migrant Project has been in contact with us by letter and in person, and is seeking means to construct adequate housing for migrant farm workers in southeastern Michigan. Jim is especially interested in helping workers to settle out of the migrant stream.

STATUS OF THE PAMPHLET - "SOMETHING TO BUILD ON"

One of our great needs is for an up-to-date general pamphlet on self-help and this should be satisfied soon. The American Friends Service Committee has offered to enter into a joint publication arrangement with us on Dick Margolis's manuscript by this title. AFSC has agreed to pay for the manuscript, and we will pay for the printing. AFSC would receive copies for their use and the balance, along with the copyright, would become the property of ISHA.

RECOMMENDATION: We urge your approval of this arrangement, by resolution.

THE NEED FOR PRINTED MATERIALS -

It is obvious to everybody that one of our immediate needs is for more educational material. I have already made reference to the arrangement with S.H.E. for the production and printing of a handbook on self-help. We need other materials, as quickly as possible, including a general brochure on the nature and purposes of ISHA.

Before we can get into any really productive educational efforts we need a variety of materials for training. We need help in securing more and more up-to-date information on projects, legislation, financing. And we need help on the newsletter, "The Self-Help Reporter."

With this in mind, and approval by mail from the Executive Committee, we discussed the problem with Mr. Louis Winnick of the Ford Foundation who readily agreed and advised us on procedure. Subsequently, we requested that funds for the employment of our editor be advanced from the second year to this year. We received that approval promptly, and are now in the market for a good editor.

THE NEED FOR ORGANIZERS, EDUCATORS, CONSULTANTS -

It is also apparent that a staff of two, Fry and I, or even three, including the editor, cannot begin to handle the requests for assistance and our routine affairs without additional help. Certainly we are in no position to promote organization in the barren areas far from such centers of activity as S.H.E. The funds from Ford for consultants and related people are very limited, and even with the funds from the S.H.E. contract we are in trouble.

Consequently, we are submitting a request to OEO for a $75,000 grant to enable us to hire two field representatives, an additional writer, and two additional secretaries, plus travel funds, rental space and equipment, and a fairly generous allotment of funds for printed and photographic materials and the employment of consultants and "trouble-shooters." We have had preliminary discussions of this application with the Housing Director of OEO, Richard Granat, and he seems to be entirely

cognizant of the need from OEO's own information.

Sponsorship of OEO Grant: Since we are a new organization and fall under an OEO ban on new organizations without a prior concern for the poor, it was necessary that we be "sponsored" by an organization with the proper credentials. Barbara Moffett of AFSC immediately agreed to secure approval for this sponsorship from the AFSC. For this we are very grateful.

I trust these activities have your approval, and we solicit ideas on the best ways to spproach the problem of pushing the program with such help.

RENTAL SPACE IS AN IMMEDIATE PROBLEM

Thursday afternoon at the open house it will be quite apparent to you that our office space will not accomodate the Ford-funded editor, whom we hope to find immediately. Within a month we hope to be funded for an additional writer, two field people, and two secretaries. We also need a desk with a telephone for members and visitors to use. This adds up to a definite need of additional space for an average of about five people. We also need space we do not have for inventories of handbooks and other educational literature as well as some additional office equipment.

The building in which we are located is pleasant, relatively inexpensive, and conveniently located, and at this time we can secure the additional space required in the same building. The rent will probably not begin until May 1, as the space requires renovation and painting, but we would like to have your approval to sign a lease for the space as soon as it is available in anticipation of the personnel. This involves some risk, but we do not believe the risk is great, and if the OEO grant should fail to materialize we can turn the space back with some anticipation of loss but certainly less than a full years rent.

RECOMMENDATION: We would appreciate your approval of our signing a lease in anticipation of the personnel now in order that we may have the space in the building where we are now located.

ORGANIZATIONAL MATTERS:

Article IV of the By-laws stipulates that the Board of Directors shall consist of not more than 25 members, 18 of whom shall be elected and 7 elected by the Board. At least 6 members must be participant builders.

Currently the Board has 22 members, including the Executive Director.

It is a dubious policy to have a paid staff member on the governing body, and I herewith submit my resignation from the Board of Directors.

RECOMMENDATION: Acceptance.

If this action is taken we will have 21 members on the Board, leaving 4 vacancies. These vacancies cann all be filled by the Board at this time, and I urge that you give this consideration, but only after straightening out our rotation system.

Article IV, Section 3 provides that members of the Board shall be elected for three-year terms, and that tenure of members of the first Board be determined by lot.

Article V, Section 1 provides that for the first election the officers be given three-year terms, in other words that the drawings take place after the election of officers.

RECOMMENDATION: That with the exception of Herring, Carlson and Brooks, lots be drawn to determine the terms of office for present Board members. (With 21 members of the Board, less 3 officers, lots totalling 18 should be in the hat. Seven lots should be for one and two years each, and four should be for three-year terms.)

RECOMMENDATION: Election of four additional members of the Board, names to be submitted at this meeting by a nominations committee appointed by the Chairman. This temporary nominations committee should:

(1) bring in suggestions for persons to be elected to the four vacancies and indicate the length of term for each person as well as whether the position being filled is an elective or appointive position;

(2) nominate a nominating committee of five members for the annual meeting in the fall. This committee shall include two non-members of the Board of Directors, and shall be prepared to submit nominations for six Directors at the fall meeting;

(3) nominate a new Executive Committee for ISHA (Minute XIX-66 of the September, 1966 Board of Directors meeting stipulates that the present Executive Committee was "approved to serve until there is a meeting of the full Board of Directors.") In other words, the present Executive Committee's terms expire at this meeting. Before electing a new Executive Committee to serve for the balance of this three-year period, let me urge a special consideration, to-wit:

Despite your foresight, particularly that of Robert Choate, in providing for conference telephone meetings of the Executive Committee we find this cumbersome. The staff feels we should have access to a working Executive Committee, particularly in the early stages of the organization's life. Therefore, I wish to suggest, without prejudice to the existing by-laws, that by concensus we instruct the nominating committee to nominate persons to the Executive Committee who are within commuting distance of Washington, D.C., i.e. not further away than the vicinity of New York City. If we could have such an Executive Committee we think it could be made into a working body and possibly guard us from error in the months ahead.

(4) nominate a three-person Advisory Committee on Research and Education, (This committee could assist us in getting the voluntary assistance of others, provide liaison with other agencies, provide ideas, serve as needed.)

At the next meeting of the Board of Directors, I would like to have your approval for asking members of the Executive Committee and all building participants to come to the meeting place in time for a full evenings session. I think the Executive Committee could dispose of a lot of cumbersome, routine details and make the full meeting more fruitful. I think the participants have a very special function to fullfill which might be easier for them if they had an opportunity to meet together for discussions prior to the beginning of the Board meeting.

RECOMMENDATION: Approval on both points, realizing that this will increase costs a little.

Fringe benefits for the staff: In the application for Ford Foundation Funds and in Minute XII-66, reference is made to 10 percent fringe benefits "in a package similar to the arrangement used by the AFSC and other such organizations."

In it indicated to me that Social Security benefits should be a part of this, currently 4.4 percent of $6600. We are paying Social Security as a matter of course. We are also paying Unemployment Compensation and Workman's compensation costs, but I do not consider these to be fringe benefits.

We intended to put together a package of benefits which, initially, would include term life insurance to the nearest thousandth of an employe's salary; medical and hospitalization insurance; and some kind of salary continuation arrangement in case of illness or accident. We were unable to qualify for group rates (with only three employes) because I was unacceptable as a "normal" risk.

We are paying membership fees for the staff in Group Health, the very good medical-hospitalization group here in D.C.

We have purchased general casualty policies for staff members who travel in the amount of $25,000.

The term life insurance and salary continuation policies will be purchased as soon as we have enough staff to qualify for group rates, or within a month in any case. I have arranged to carry my own term life insurance on I.U.D.'s group rate until July, at which time it will have to be picked up at exhorbitant cost. See the attached proposed resolution on fringe benefits.

RECOMMENDATION: See Attachment.

Annual Audits: RECOMMENDATION: The Board authorizes and instructs the Executive Director to secure an annual audit of the books, on a calendar year basis.

QUESTION: What Disposition Does the Board Wish to Make of the Problem of Seeking Financing for Work in Urban or International Areas?

What should our policy be in "joining" other organizations?

RECOMMENDATION: It is the policy of ISHA to cooperate with other organizations to achieve common aims, but to hold formal memberships to a minimum. Formal memberships require the approval of a majority of the Executive Committee. (Note: This refers to ISHA as such, not to the staff.)

The staff finds that the work "Associates" in our name is cumbersome and misleading. It makes us sound like a group of private businessmen. We urge your consideration of the following amendment to be submitted to the membership meeting in the fall for adoption:

> The Board of Directors submits the following amendment to the by-laws to the 1967 Membership Meeting with recommendations that it be adopted: Resolved that Article I of the by-laws be changed to read as follows: "The name of this organization shall be the International Self-Help Housing Association."

Discussion:

Should members of the Board of Directors be identified by names of organization on the ISHA letterhead, for identification purposes only?

Recommended policy resolution:

Members of ISHA shall receive one copy of all ISHA publications free plus a subscription to "The Self-Help Reporter." The "Reporter" is a service and its receipt does not balance any particular dues payment. It is free and not for sale.

RECOMMENDATION: The Board authorizes the payment of travel and other costs incurred in attending this and subsequent Board meetings.

PLACE AND PROGRAM FOR ANNUAL MEETING IN THE FALL:

Our annual reporting date to the Ford Foundation is September 30. It is suggested that the annual meeting be held after September 30.

RECOMMENDATION: Fix a place and time for the annual membership (and Board) Meeting.

RECOMMENDATION: Suggestions for agenda beyond routine business.

ATTACHMENT

BOARD RESOLUTION

The Executive Director is instructed to provide all permanent employes social security, workman's compensation, unemployment insurance, medical and hospitalization insurance and life insurance to the nearest thousand dollars in salary. In addition, employes who travel extensively shall be covered by casualty insurance and those who travel occasionally, by trip insurance.

There shall be set aside an amount equal to ten percent of each employe's salary for fringe benefits. Social security, medical and hospitalization insurance, life insurance and casualty insurance shall be paid for out of this 10 percent. Any balance - for each employe - of this 10 percent fund shall belong to the employe as terminal leave pay, provided he has been an employe as long as six months.

The minimum fringe benefits paid by ISHA includes (1) social security (2) life insurance, term if available, to the nearest thousand dollars of salary (3) group health and hospitalization, and (4) a casualty policy for employes who travel extensively. If the ten percent fringe allowances is insufficient to cover these specified items the funds shall be transferred from the general account to cover the deficit.

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Attachment #1

(Expression of thanks to the American Friends Service Committee)

April 12, 1967

Barbara Moffett
American Friends Service Committee
160 North 15th Street
Philadelphia, Pennsylvania

Dear Barbara:

At our Board of Directors meeting March 31, AFSC's generous offer to publish jointly with ISHA the Margolis Pamphlet, "Something to Build On," was approved unanimously, on the basis of the terms set forth in your letter.

In a companion resolution, a unanimous Board requested that our appreciation for this opportunity be transmitted to AFSC.

Dick Margolis told me as he left the meeting that he thought he could complete the manuscript within the next week, so we are looking forward to hearing from you soon. Dick also said that a Chicago publisher had expressed interest, but apparently there was no agreement on terms. There is also a good printer in North Dakota who would like to make an offer. We can get to these details when a manuscript satisfactory to all is in hand.

I need not tell you that we need this booklet very badly, and soon. It would be of assistance in many ways and we are handicapped without it.

Sincerely,

(Sig)
Clay L. Cochran

CLC:jt

Attachment #2

INTERNATIONAL SELF-HELP HOUSING ASSOCIATES

Statement of Income and Expenses
January 3 through March 17, 1967

INCOME	
Ford Foundation Grant	$26,263.00
Special Service Contracts	-0-
Membership Dues	55.00
Travel Advance (AFSC)	27.56
Interest	-0-
Total Receipts of Income	$26,345.56
Balance Forward - 1/3/67	1,037.18
Total Receipts	$27,382.74
EXPENSES	
Salaries	$ 6,986.96
Employee Insurance Programs	203.58
Taxes:	
Remittance of Prior Salary Deductions	960.24
Employer's FICA Tax	214.64
Other Taxes	-0-
Less: Current Deductions from Salaries	(1,608.73)
Consultants	252.63
Postage	83.15
Telephone & Telegraph	215.36
Secretarial Service	100.73
Printing	6.00
Rent	350.00
Furniture & Equipment	511.40
Stationery & Supplies	319.17
Travel & Transportation	1,360.18
Board Expenses	145.93
Books & Subscriptions	16.16
Insurance	202.00
Audit	-0-
Other Expenses	2,195.52 1/
Total Disbursements	$12,514.86
NET RECEIPTS (EXPENSES)	$14,867.88

1/ Includes $2000 loan repayment to Mariana Alcock.

INTERNATIONAL SELF-HELP HOUSING ASSOCIATES

Statement of Income and Expenses
April-December 1966

INCOME			
Total Receipts (See Attachment A)		$6,663.79	
Less Reimbursements		154.65	$6,509.14
EXPENSES			
Rent	$ 350.00		
Postage and supplies	234.23		
Duplicating services	142.28		
Telephone	416.08		
Equipment and furniture	1,014.54		
Secretarial, bookkeeping and audit services	225.10		
Consultants' fees	100.00		
Travel - Board of Directors	1,823.47		
Travel - Staff members	654.26		
Loan repayment - SHE, Inc.	500.00		
Incorporation fees	12.00		
Total Expenses		5,471.96	
Balance in account		1,037.18	$6,509.14

ATTACHMENT A

INCOME SOURCES

Membership dues - 45 persons	$ 224.64 *
Loan - SHE, Inc.	500.00
Loan - Mariana Alcock	2,700.00 3,200.00
Grant - Foundation for Voluntary Services	500.00
SHE - contract payment	2,500.00
Contribution - OEO Migrant Branch staff im memory of Howard Washburn	84.50
Partial reimbursement of board meeting expenses	154.65
	$6,663.79

*One membership was drawn on a Canadian bank and worth $4.64, U.S. currency.

INTERNATIONAL SELF-HELP HOUSING ASSOCIATES

Statement of Income and Expenses
1966

Wilmington, Delaware Account

Income			
Total Receipts		$4,163.79	
Less Refunds		154.65	
			$4,009.14
Expenses			
Rent	175.00		
Postage, supplies	150.95		
Duplicating services	142.28		
Telephone	216.08		
Equipment & furniture	335.00		
Secretarial, etc. services	225.10		
Consultants' fees	100.00		
Travel Expenses - Board	1,398.47		
Travel Expenses - Staff	654.26		
Incorporation fees	12.00		
Total Expense		3,409.14	
Transfer to Clay L. Cochran account		600.00	
			$4,009.14

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Washington, D.C. account

Income			
Transfer from Wilmington account		$ 600.00	
SHE, Inc. contract payment		2,500.00	
			$3,100.00
Expenses			
Rent	175.00		
Supplies	83.28		
Telephone	200.00		
Furniture & equipment	679.54		
Travel	425.00		
SHE loan payment	500.00		
Total expenses		2,062.82	
Balance in bank account		1,037.18	
			$3,100.00

INTERNATIONAL SELF-HELP HOUSING ASSOCIATES

OBLIGATIONS

LOANS

Self-Help Enterprises, Inc.	(5/25/66)	$ 500.00	
Less payment	(12/31/66)	500.00	

Mariana Alcock	(6/8/66)	1,000.00	
	(9/7/66)	1,000.00	
	(11/14/66)	300.00	
	(12/2/66)	400.00	
			2,700.00

SALARIES

Mariana Alcock, organizing secretary (Sept.-Dec. 1966 @ $500)	2,000.00
TOTAL OBLIGATED (as of 12/31/66)	$4,700.00

Attachment #3

April 18, 1967

President Lyndon B. Johnson
The White House
Washington, D.C.

Dear Mr. President:

As an organization devoted to helping low income people help themselves in securing decent housing, we wish to thank you for your encouragement of self-help housing in your Message on Poverty. We also wish to call to your attention that because of inadequate funds the Farmers Home Administration has announced that it can no longer lend self-help families money at four percent for the balance of this year or for Fiscal 1968. The resulting increase in interest rates places another hurdle in the path of those anxious to help themselves, and we earnestly urge you to seek supplemental funds for this year and an increase in direct loan funds for Fiscal 1968. Available administrative funds for Farmers Home, in view of their greatly expanded lending authority, are wholly inadequate and this inadequacy is a serious problem in self-help housing.

We are also concerned about the funds available to the Office of Economic Opportunity this year and recommended funds for next year. It is OEO which has been the principle source of funds for furnishing group organization and technical supervision in the self-help program. We wish to express our appreciation for their pioneering work in this field and urge your support for a continuing and expanding effort.

We urge you to increase the request for funds for OEO housing activities, hopefully to include not only an increase in funds available for organizing and furnishing technical assistance to self-help groups, but also funds to enable OEO to make direct "brick and mortar" grants to families to facilitate extension of the self-help program to families lower in the income scale.

Sincerely,

(Sig)
Clay L. Cochran

Attachment #4

April 18, 1967

Sargent Shriver
Director
Office of Economic Opportunity
1200 19th Street, N. W.
Washington, D. C.

Dear Mr. Shriver:

At the semi-annual meeting of our Board of Directors in Washington, March 30-31, it was requested you be advised that we heartily support the endorsement by the Senate Committee last year of "brick and mortar" grants up to $1,500 to families to aid in the solution of their housing problems and that you be urged to seek the inclusion of such authority in the authorization bill this year.

You will also be interested in the letter which the Board instructed me to transmit to the President of the United States, a copy of which is attached for your information.

We greatly appreciated the contribution made to the success of our Board Meeting by Tom Karter, Chief, Migrant Branch, and we are very conscious of the continuing contribution of OEO to the self-help housing program.

Sincerely,

(Sig)

Clay L. Cochran

Attachment: Copy of letter to President Johnson

Attachment #5

April 18, 1967

Senator Jennings Randolph
Chairman
Senate Public Works Committee
2109 New Senate Office Building
Washington, D.C.

Dear Senator Randolph:

It is with pleasure that I transmit to you the following resolution which was passed unanimously by our Board of Directors at a meeting in Washington, D.C., March 31, 1967:

> The Board of Directors of ISHA wishes to express its deep appreciation to Senator Jennings Randolph for his interest in opening the doors for the use of self-help housing to enable low income families in the Applachian Region to help themselves, and we are particularly grateful to Senate Public Works Committee Director Richard B. Royce and Professional Staff Member M. Barry Meyer for their courteous cooperation.

Sincerely,

(Sig)
Clay L. Cochran

Attachment #6

April 18, 1967

President Lyndon B. Johnson
The White House
Washington, D. C.

Dear Mr. President:

Our organization is deeply concerned about housing for the poor in this country and is endeavoring to lend a hand to the solution of this serious problem. At our meeting here, March 31, the Board of Directors voted unanimously to transmit to you the attached resolution.

Sincerely,

(Sig)
Clay L. Cochran

Attachment: Resolution on U.N.

Low Income Housing
Housing and Urban Development Act of 1968

(A Brief Summary of the Low Income
Provisions of the 1968 Housing Act)

Informational Paper No. 1
August, 1968

International Self-Help
Housing Association
Suite #903, Dupont Circle
Building
1346 Connecticut Avenue N.W.
Washington, D.C. 20036

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Legislative References:

Senate action: Senate bill S.3497; Report No. 1123, filed May 15, 1968; debate and passage, May 23-4 and 27-8, 1968 (Congressional Record, pp. S6293-553).

House action: House bill H.R. 17989; Report No. 1585, filed June 25, 1968; debate and passage, July 8-10, 1968 (Congressional Record, pp. H6118-265).

Conference Report: House Report No. 1785, filed July 23, 1968; Senate adoption, July 25, 1968 (Congressional Record, pp. S9398-408); House adoption, July 26, 1968 (Congressional Record, pp. H7657-67).

Public Law 90-448, signed August 1, 1968

A BRIEF SUMMARY OF THE LOW INCOME HOUSING PROVISIONS

OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968

The 1968 Housing Act includes several major new programs as well as a variety of changes in existing programs affecting low-income housing efforts. Most important is the provision of what amounts to reduced-interest money (as low as the equivalent of 1% in some instances) for both sale and rental housing in both urban and rural areas. Related to this financing assistance are provisions to liberalize FHA credit requirements and to provide assistance to non-profit sponsors of low-income housing. The establishment of a National Homeownership Foundation is generally cited as a major achievement of the bill, and is also aimed particularly at aiding sponsor-type organizations. The bill's Rural Housing section establishes a specific self-help housing program under Farmers Home Administration, authorizing grants and/or contracts for the technical assistance work (i.e., the sort of "sponsor money" currently provided by the Office of Economic Opportunity to self-help grantees) and establishing a revolving loan fund for land acquisition. Also of special interest is the Act's provision ordering the Department of Housing and Urban Development to study self-help housing as a part of its existing "Low-Income Housing Demonstration" project and to report back within a year.

These new programs and a number of the changes made in existing programs are summarized in more detail below. The identification of programs by section number is not intended to confuse, but to facilitate understanding the "experts" who use these as shorthand terms. In some instances they refer to the 1949 Housing Act, in others to the 1961 Housing Act, in still others to the 1966 Metropolitan Development Act, and so on. The new Sections 235 and 236, for example, have been added to the National Housing Act of 1934, which already includes much of the nation's basic housing legislation, including the various Section 221 programs.

Before summarizing some of the provisions of the 1968 Act, it should be noted that the <u>new</u> programs authorized have yet to be funded by Congress and their actual use will have to await that. The changes in existing programs <u>can</u> be carried out to the extent that funds already appropriated for those programs are available. The Department of Housing and Urban Development is expected to ask Congress for additional appropriations in September (when Congress returns after the political conventions) and Farmers Home Administration is also considering a request for a supplemental appropriation. In the absence of supplemental

appropriations, funding of the new programs would have to await action on the Fiscal 1970 budget, which will be sent to Congress early next year but probably won't be acted on much before mid-1969.

Illustrative of the difference between new programs and modifications of existing programs is the fact that, while technical assistance grants for self-help projects under the new Section 523 program (page 10 below) will have to wait for new appropriations, Farmers Home Administration is already preparing to institute the reduced interest-rates authorized by the Act for their existing direct and insured loan programs (page 13 below). In fact, the implementation of the lower interest rates for existing Farmers Home loan programs is possible because the new Section 235 program has to wait for new financing, and therefore the requirement is met that the need can't now be met from other sources.

New Programs

Section 235 assistance for home ownership -- This section provides for assistance payments to make possible home ownership with the equivalent of reduced interest rate financing. It is available for individual ownership or for ownership in cooperative and condominium arrangements, and can be used for new or for existing homes (in the latter case either for standard homes or for substandard homes purchased and rehabilitated for resale by non-profit organizations or public agencies). The emphasis, though, is on new and substantially rehabilitated units, and the proportion of assistance going for existing units is limited (25% in the first year, 15% in the second, and 10% in the third).

In addition to individual, cooperative and condominium purchases, Section 235 assistance can also be applied to sales by non-profit organizations and public agencies under the current 221(h) program. Since this is, in effect, a modification of an existing program, it is summarized separately at page 12 below.

Under Section 235 the government insures approved mortgages as is currently done under the standard Federal Housing Administration insured loan program. The buyer's payments must be at least equal to 20% of adjusted income (total family income minus $300 per child), and not less than the payments would be on the same mortgage carrying a 1% interest rate. The government makes assistance payments (to the mortgage holder) to cover the difference between the buyer's payments and the actual mortgage cost. In other words, the effect of the assistance payments is to make the equivalent of 1% financing available where the gap between mortgage cost and income is greatest.

The maximum size of mortgages under Section 235 is $15,000 per unit, with exceptions for high-cost areas and for families of five or more persons. (The maximum for larger families is $17,500 in most areas, $20,000 in high-cost areas; for other families it is $17,500 in high-cost areas.)

In addition to the limit on mortgage size, there is a partial limit on income eligibility. Not more than 20% of the assistance under the program can go to families with an income above a certain limit. (The limit is based on those used for public housing occupancy and ranges, for a family of five, from about $6,000 in a city like Birmingham to $11,000 in a city like New York.)

The minimum income level required for Section 235 assistance is set by the requirement that the family make payments at least large enough to meet the costs on a mortgage carrying 1% interest. The larger the mortgage, of course, the higher the income level required. Table 1 illustrates, for various mortgage sizes, what the minimum monthly family payment would be and, assuming a market-interest-rate of 6 3/4%, what the maximum assistance payment would be. Table 2 illustrates, for various income levels, what the family payment and the assistance payment would be.

Assuming that the family pays no more than 20% of income, the minimum income required for a 35-year, $8,000 mortgage would be $2,249 for a family with no children; $2,549 for a family with one child; $2,849 for one with two children, etc. However, a family desiring to pay a larger proportion of income and considered a reasonable credit risk could come under the program. Thus, a family of four with total income of $2,500 should be able to get an $8,000 mortgage, though the $37.15 payment required would represent about 23½% of the family's adjusted income of $1,900. Table 2 uses 25% of adjusted income as an upper cut-off since it is expected that above that level, a question of credit risk might be raised.

Table 2 also makes it clear that only the family receiving the maximum assistance payment is securing its financing at the equivalent of a 1% interest rate. Higher-income families pay the equivalent of higher -- though still below-market -- interest rates, up to the point where the family's minimum payment is sufficient to meet the full market rate (and there is no assistance payment).

Mortgages under Section 235 require a minimum downpayment of $200 for low-income families (3% of acquisition cost for moderate-income families), but the Act also provides that the mortgagor "shall to the maximum extent feasible be given the

TABLE 1

MORTGAGE ASSISTANCE PAYMENTS UNDER SECTION 235 PROGRAM

MONTHLY PAYMENTS	MORTGAGE SIZE				
	$ 8,000	$10,000	$12,000	$14,000	$15,000
Debt service (principal and interest)[1]	$49.76	$62.20	$74.64	$87.08	$93.30
Estimated taxes and insurance[2]	17.87	20.64	25.02	29.44	31.55
Total Mortgage Payment	67.63	82.84	99.66	116.52	124.85
Minimum family payment[3]	$37.15	$44.74	$53.94	$63.18	$67.70
Maximum mortgage assistance payment[4]	$30.48	$38.10	$45.72	$53.34	$57.15

[1]Assumes 35-year mortgage at 6 3/4% interest.

[2]Includes ½% mortgage insurance premium.

[3]Assumes 35-year mortgage at 1% interest and same level of taxes and insurance.

[4]Difference between costs of 1% mortgage and total mortgage payments.

Source: Based on table prepared by Department of Housing and Urban Development for Congress; see, for example, page 8 of House Report 1585, 90th Congress. Original table based on 1966 FHA experience.

TABLE 2

ILLUSTRATIVE MONTHLY FAMILY AND ASSISTANCE PAYMENTS UNDER SECTION 235 PROGRAM

			MORTGAGE SIZE				
			$ 8,000	$10,000	$12,000	$14,000	$15,000
Total monthly mortgage payment			$67.63	$82.84	$99.66	$116.52	$124.85
ADJUSTED INCOME[1]							
$ 1,800	($30)	Family payment[2]	$37.15	(3)	(3)	(3)	(3)
		Mortgage assistance	30.48				
$ 2,400	($40)	Family payment[2]	40.00	44.74	(3)	(3)	(3)
		Mortgage assistance	27.63	38.10			
$ 3,000	($50)	Family payment[2]	50.00	50.00	53.94	(3)	(3)
		Mortgage assistance	17.63	32.84	45.72		
$ 3,600	($60)	Family payment[2]	60.00	60.00	60.00	63.18	67.70
		Mortgage assistance	7.63	22.84	39.66	53.34	57.15
$ 4,200	($70)	Family payment[2]	67.63	70.00	70.00	70.00	70.00
		Mortgage assistance	-0-	12.84	29.66	46.52	54.85
$ 4,800	($80)	Family payment[2]	67.63	80.00	80.00	80.00	80.00
		Mortgage assistance	-0-	2.84	19.66	36.52	44.85
$ 5,400	($90)	Family payment[2]	67.63	82.84	90.00	90.00	90.00
		Mortgage assistance	-0-	-0-	9.66	26.52	34.85

[1]Total family income minus $300 for each child; figure in parentheses is 20% of monthly adjusted family income.

[2]Family payment is either minimum payment (as if mortgage carried 1% interest) or 20% of adjusted family income, whichever is larger.

[3]Minimum payment would be in excess of 25% of adjusted family income.

Source: Same as Table 1; figures assume actual mortgage is 35 years at 6 3/4% interest rate.

opportunity to contribute the value of his labor as equity."

Finally, "a reasonable portion" of Section 235 assistance is to be allocated by the Secretary of H.U.D. to the Secretary of Agriculture for administration in rural areas and small towns. (This means that appropriations for implementing Section 235 will be included in H.U.D.'s funding and then allocated to Agriculture.)

Section 236 assistance for rental housing - This section is intended to provide for rental housing a program comparable to that for home ownership under Section 235. Again, the mechanism is assistance payments which in effect reduce the interest rate on mortgage money. In this case the mortgagor is not the individual home owner but the owner of rental housing. To qualify for assistance the landlord must be a non-profit or limited dividend company, or a cooperative, and establish a schedule of basic rental charges representing each unit's share of the carrying costs on a 1% mortgage. The government insures the mortgage and pays the difference between the market rate and the payments made by the mortgagor on the basis of a hypothetical 1% mortgage.

The tenants in turn pay either the basic rental charge or 25% of their adjusted family income, whichever is larger. (Note the difference between the ownership assistance linked to 20% of income and rental assistance linked to 25% of income. It is based on the assumption that the owner has added maintenance costs which the renter avoids.)

Table 3 illustrates the fair market rental and the basic rental charges for various sizes of unit. It will be noted that a substantial part of the monthly payments represents operating costs. In projects where these can be reduced (through lower management costs, etc.), both the fair market rental and the basic rental charges would be reduced and, as a consequence, lower income families could be reached under the program.

Table 4 illustrates, for various income levels, what the family payments would be and how much rent reduction would be effected in each case. Since the tenant pays the higher amount when 25% of adjusted income exceeds the basic rental charge, total rents collected by the landlord would exceed the aggregate of the basic rental charges. This excess is turned over to the government as a partial offset to its assistance payments on behalf of the landlord-mortgagor.

As in the Section 235 program, not more than 20% of the assistance is to go to units occupied by tenants with incomes above a certain level. The lower income level is set by the fact that the tenant's payments must be at least as large as the

TABLE 3

MONTHLY RENTAL CHARGES AND REDUCTIONS UNDER SECTION 236 PROGRAM

	SIZE OF UNIT[1]				
	$ 8,000	$10,000	$12,000	$14,000	$15,000
Debt service (principal and interest)[2]	$48.32	$60.40	$72.48	$84.56	$90.60
Estimated taxes and insurance[3]	17.87	20.64	25.02	29.44	31.55
Estimated operational expenses[4]	36.08	42.11	50.29	58.40	58.18
Fair market rental charge	102.27	123.15	147.79	172.40	180.33
Basic rental charge[5]	70.82	83.84	100.61	117.36	121.36
Maximum rent reduction[6]	31.45	39.31	47.18	55.04	58.97

[1]Mortgage value allocated to the unit.

[2]Assumes 40-year mortgage at 6 3/4% interest.

[3]Assumes same level of taxes and insurance as estimated for Table 1.

[4]Maintenance, utilities, management costs, etc.

[5]Assumes debt-service on 40-year 1% mortgage, with other expenses at same level.

[6]Difference between basic rental charge and fair market rental charge.

Source: Based on table prepared by Department of Housing and Urban Development for Congress; see for example, page 22 of House Report 1585, 90th Congress. Original table based on 1966 FHA experience.

TABLE 4

ILLUSTRATIVE MONTHLY FAMILY RENTAL PAYMENTS UNDER SECTION 236 PROGRAM

			SIZE OF UNIT[1]				
			$ 8,000	$10,000	$12,000	$14,000	$15,000
Fair market rental charge			$102.27	$123.15	$147.79	$172.40	$180.33
Basic rental charge			70.82	83.84	100.61	117.36	121.36
ADJUSTED INCOME[2]							
$ 3,000	($62.50)	Family payment[3]	70.82	(4)	(4)	(4)	(4)
		Rent reduction	31.45				
3,600	($75.00)	Family payment[3]	75.00	83.84	(4)	(4)	(4)
		Rent reduction	27.27	39.31			
4,200	($87.50)	Family payment[3]	87.50	87.50	100.61	(4)	(4)
		Rent reduction	14.77	35.65	47.18		
4,800	($100.00)	Family payment[3]	100.00	100.00	100.61	117.36	(4)
		Rent reduction	2.27	23.15	47.18	55.04	
5,400	($112.50)	Family payment[3]	102.27	112.50	112.50	117.36	121.36
		Rent reduction	-0-	10.65	34.99	55.04	58.97
6,000	($125.00)	Family payment[3]	102.27	123.15	125.00	125.00	125.00
		Rent reduction	-0-	-0-	22.49	47.40	55.33

[1]Mortgage value allocated to unit.

[2]Total family income minus $300 for each child; figure in parentheses is 25% of monthly adjusted family income.

[3]Family pays either basic rental charge or 25% of monthly adjusted income, whichever is larger, up to fair market rental charge.

[4]Required rental payment would exceed 30% of adjusted family income.

Source: Same as Table 3.

basic rental charge. In Table 4, those families at the lower end of the income scale in each column would be paying about 30% of adjusted income to meet the basic charge. It is assumed that a larger share would be unwise, if not impossible, and therefore families with still lower incomes would be precluded from participation. However, where rent supplements can be combined with the new Section 236 program, as they can now be combined with Section 221(d)(3) projects, it will be possible to reach lower income families with this housing.

The new Section 236 program is intended to replace the existing 221(d)(3) program for providing below-market-interest financing for rental housing (at 3% rather than 1%), and mortgages on projects still in development under the old program may be refinanced under the new. With government approval, projects mortgaged under Section 236 can include some non-dwelling facilities, including even commercial facilities when the latter are to be rented at prevailing commercial rates. Also with government approval, the landlord can subsequently sell units to the tenants and Section 235 assistance may be utilized in connection with such ownership acquisition. Finally, as in Section 235, a portion of the assistance authorized is to be allocated to the Secretary of Agriculture for administration in small towns and rural areas.

Section 237 credit assistance - This provides for an experimental program of FHA mortgage insurance for applicants whose previous credit record or earnings pattern would otherwise disqualify them. Under the new program -- which is limited to a total of $200-million worth of outstanding mortgages -- counseling services on budget and debt management would be provided and FHA insurance approved for those marginal credit risks where it is felt that the counseling services could assist in making home ownership feasible.

Assistance to non-profit sponsors - The new Act provides for two forms of assistance to non-profit sponsors of low- and moderate-income housing. First, technical assistance is to be provided by H.U.D., either directly, or through contractors; and second, interest-free loans to sponsors are authorized for up to 80% of the pre-construction costs (including such items as market surveys, architectural and engineering work, and land options and acquisitions). It is anticipated that these pre-construction costs will eventually be covered by final financing, but where this proves impossible, H.U.D. is authorized to cancel the loan in whole or in part.

National Homeownership Foundation - The Act sets up a government-chartered, non-profit foundation with an initial appropriation of

$10-million authorized. Additional financing is expected from private contributions and the purpose of the Foundation is to secure increased private sector activity in the field of low-income housing. In the words of the Senate report, it is to "mobilize technical and financial assistance in the private sector." The governing board will consist of the Secretaries of Agriculture and H.U.D. and the Director of O.E.O., and 15 public members appointed by the President (with Senate confirmation). A primary function of the Foundation is to provide technical assistance to local community and neighborhood organizations working for "increased homeownership and housing opportunities....for lower income families." While the Foundation's technical assistance can be provided directly, it is not intended to be a funding agency itself, and loans and grants are authorized for organizational and administrative expenses, pre-construction costs, and counseling and related services only where such funds are "not available from Federal sources." In its annual report to the President and Congress the Foundation is not only to furnish an account of its own activities, but to make "such recommendations as it deems appropriate" in the broad field of low-income housing.

Section 523 self-help program for rural areas - Farmers Home Administration, which is already insuring mortgages for self-help housing, is authorized under this addition to Title V of the 1949 Housing Act to furnish self-help projects with two other kinds of assistance. First, the costs of technical assistance involved in organizing and operating self-help projects can be financed by grants or through contracts. A maximum of $5-million a year is authorized for this purpose. Second, a revolving Land Development Fund is to be set up from which self-help projects can borrow at 3% interest for the purpose of acquiring and developing the land to be sold as building sites to self-help families. The Fund is limited to a maximum of $1-million in the first year, rising to $3-million the second.

The actual mortgage financing of self-help housing can, of course, qualify for assistance under the new Section 235 program previously summarized. In addition, as will be noted subsequently, Farmers Home Administration's own direct and insured loan authority is broadened under the Act to bring it into line with the reduced-interest financing available under Section 235 (see below, page 13).

Advisory Commission on Low Income Housing - The Act provides for the establishment of a 21-member Advisory Commission, including four Senators and four Representatives, to "undertake a comprehensive study and investigation...of practicable and effective

ways of bringing decent, safe, and sanitary housing within the reach of low income families." An interim report is to be filed by mid-1969 and a final report by mid-1970.

Changes in Existing Programs

Public housing - The 1968 Act makes several changes in the public housing program first established by the Housing Act of 1937.

1) The size of the authorized program is substantially increased. In addition to the authorization for $47-million in annual contributions contracts (between the Housing Assistance Administration and local housing authorities) which went into effect in mid-1968, the Act adds $100-million this year, and another $150-million each in mid-1969 and mid-1970. (Over the three-year period, this is expected to make possible the addition of 375,000 units to the 735,000 units currently in operation or under construction.)

2) The present authority under which a special subsidy of up to $120 a year can be paid to local housing authorities to make possible the housing of elderly families and families displaced by urban renewal or housing projects, is now extended to authorize the same special assistance to families with four or more children and other families with unusually low incomes.

3) A new program of grants -- up to $15-million in the current fiscal year and $30-million in fiscal 1970 -- to local housing authorities is authorized to provide tenant services -- such as counseling on household and budget management, child care, and community resources in job placement, education, health, and welfare services. The program calls for "the maximum feasible participation of the tenants in the development and operation of such tenant services."

4) The possibility for sale of rental units by the local housing authorities to the tenants is expanded in two ways. The current limitation of such sales to detached and semi-detached houses is replaced by the requirement only that the units be suitable for individual ownership. In addition, private housing which has been leased by a local authority for rental to low-income tenants, may be purchased by the authority for resale to the tenants, or even to a group of tenants, if the latter account for 80% of the structure's occupancy (in terms of value). As in housing leased by local authorities for rental use, the workable program requirement is not applicable.

5) The existing limitation of public housing assistance to non-farm areas is waived relative to Indian areas. This is designed to make possible the use of sites on Indian reservations even where they are on or adjacent to a farm.

Rehabilitation programs - At least three programs focusing on rehabilitation of existing housing, including rehabilitation for sale or rent to low-income families, are modified by the new Act.

1) Rehabilitation grants under Section 115 of the 1949 Act to low income owner-occupants: The maximum grant size is increased from $1,500 to $3,000; their use is no longer limited to the dwelling structure itself, but now applicable to any "real property" rehabilitation; and they can now also be made outside urban renewal and code enforcement areas, under certain limitations (the local governing body certifies the area as containing a substantial number of structures in need of repair, the locality has a workable program, and the area is definitely planned for rehabilitation or code enforcement).

2) Rehabilitation loans under Section 312 of the 1964 Act: The authorized level of annual appropriations for the revolving fund used to finance these loans is increased from $100-million to $150-million; the program is extended until mid-1973: these loans are limited to those whose income levels are low enough to qualify them for occupancy in units built under the below-market-interest-rate program (Section 221(d)(3) mortgages); and these rehabilitation loans can now be made outside urban renewal and code enforcement areas either under the same limitations as the Section 115 rehabilitation grants, or where the structure to be rehabilitated has been determined to be uninsurable in the absence of the rehabilitation (under the statewide insurance plans which are called for by the new National Insurance Development Program). The 3% interest rate on rehabilitation loans is continued.

3) Section 221(h) below-market-interest-rate financing for purchase and rehabilitation of housing and for its resale to low-income families: A reduction of interest rates under this program down to 1% is authorized; the limit on the amount of outstanding mortgages which may be insured for the non-profit organizations carrying out the purchase, rehabilitation and resale is increased from $20-million to $50-million; and a new one-year program is authorized under which the owner-occupants of single-family units which were purchased from non-profit organizations can refinance -- at down to 1% interest rates and up to a maximum mortgage of $15,000 -- for the purpose of improving or rehabilitating the dwellings.

Disposition of land in urban areas for low-income housing - The existing Section 107 program of the 1949 Act, under which land in urban renewal projects can be sold "at fair value for use" (instead of full market value) for "housing for occupancy by families or individuals of moderate income," is broadened by the new Act. First, it is made clear that the program is to facilitate low-income as well as moderate-income occupancy. Second, the eligibility to purchase such land is broadened to include even private developers as long as the benefits go to the home buyer rather than the developer. Also, the extension of such sales to "open land" projects is facilitated by authorizing grants of up to two-thirds of the difference between the "fair value for use" and the full market value. (This puts "open land" projects on the same basis as other renewal projects since, in the latter, the government assumes two-thirds of the cost of the project and the "loss" involved in the sale of the land at the lower price would be part of that project cost.)

Conversion of 221(d)(3) rental housing to cooperative or condominium ownership - Another expansion of the possibilities for home ownership by low and moderate income tenants is afforded by a change in the existing Section 221(d)(3) program. Rental housing provided with the below-market-interest-rate financing provided under 221(d)(3) may now be converted into cooperative or condiminium ownership with the conversion refinanced with insured below-market-interest-rate mortgages. (This program parallels in part the new Section 235 assistance program -- see page 2 above.)

Rent supplement program (Section 101 of the 1965 Act) - The authorized level of rent supplements is substantially increased, from $150-million a year currently to $190-million after mid-1969 and $290-million after mid-1970. Families benefiting from rent supplements will now be able to deduct $300 per child from their annual income before computing the 25% of income payment they are required to make. Finally, the type of housing which can qualify for rent supplement is broadened by authorizing the Secretary of HUD to include that built by cooperatives, non-profit organizations and limited dividend firms where the financing was assisted by state or local programs.

Title V rural housing loans - In addition to adding a new program to encourage and facilitate self-help housing in rural areas (see page 10 above), the 1968 Act authorizes the Secretary of Agriculture to reduce or subsidize interest rates down to 1% on direct and insured loans for housing under Sections 502 (direct loans for homeownership), 517 (insured loans for homeownership), and 515 (direct and insured loans to cooperatives and non-profit organizations for rental housing). Loans at the reduced

interest rates would be made available only when the need cannot be met from other sources, including the new programs under Sections 235 and 236. Loans at the reduced interest rates can be made available to applicants not previously residing in rural areas.

Low-income housing demonstration - The Department of Housing and Urban Development is directed to include in its low-income housing demonstration program (established by the 1961 Act) "the study of self-help in the construction, rehabilitation, and maintenance of housing" and to report back to Congress on this within a year.

Minimum level of low-income housing in urban renewal areas - The existing requirement that urban renewal areas being redeveloped for predominantly residential uses include "a substantial number" of units for low and moderate income families, is made more specific by the 1968 Act, which requires that at least 20% of the units in a community's total of residential urban renewal projects be for low-income families and at least a majority for low and moderate income families combined. The Secretary of Housing and Urban Development is authorized to waive the 20% requirement "to the extent that units for low-income families and individuals are not needed" in a given community.

R H A REPRINTS NO. 4 JUNE, 1970

PROCESSING A NON-PROFIT MULTI-FAMILY HOUSING PROJECT

BY CHARLES F. BRENNAN

[The following article reviews the general steps and the documentation involved in processing a project for the Federal Housing Administration's mortgage insurance under Sections 221(d)(3) or 236. While written for lawyers, it provides an overview of interest and value to potential sponsor organizations and others. It is reproduced from the October, 1969, issue of *Law Notes* with permission of the American Bar Association and its Sections of Young Lawyers and General Practice.]

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RURAL HOUSING ALLIANCE

International Self-Help Housing • Low Income Rural Housing

Dupont Circle Building, 1346 Connecticut Avenue, N.W., Washington, D.C. 20036

Processing a Non-Profit Multi-Family Housing Project

by CHARLES F. BRENNAN
New York, New York

THE PLIGHT OF AMERICAN cities in providing safe and sanitary housing for their inhabitants hardly needs to be documented. Officials calculate that across the nation there is a need for six million new and rehabilitated low income housing units. In urging passage of the 1968 Housing Act, former President Johnson requested Congress to provide for that many units over the next decade. The Advisory Commission on Civil Disorders called for building a similar number in half that time.

Private enterprise, on its own, cannot meet these demands. Government assistance, in some form, is necessary in order to provide housing for low and moderate income families. Tax abatement, land cost writedown, long term low interest mortgages, interest subsidies, or rent supplements are necessary to reduce rents to a level consistent with the income of low and moderate income families.

The federal government has provided significant legislative tools to enable the private sector to meet these goals. Two of the most important are §221(d)(3) of the National Housing Act and §236 of the 1968 Housing Act. Both programs are mortgage assistance programs administered by the Federal Housing Administration (FHA). Assistance is essentially in the form of insurance of the temporary construction loan or of the permanent loan, coupled with government's financial aid in reducing the rate of interest. §221(d)(3), passed in 1963, was a major breakthrough in the field of federal government assistance to private low income multi-family housing. It provides for long-term mortgage financing of 40 years at a reduced rate of 3% for 100 percent of the development costs for non-profit sponsors of housing for low and moderate income families. §236 of the 1968 Housing Act further assists non-profit and limited dividend sponsors of similar housing by allowing long-term government insured mortgages at rates as low as 1 percent. Both programs have important legislative and regulatory constraints. They are: (1) Family income limitations of tenants; (2) allowable average per unit mortgage cost; (3) maximum allowable monthly gross rental; (4) occupancy limits of family size, and (5) percentage of family income required to be paid for rent. Each constraint varies from area to area and should be examined before allowing a client to proceed with a project.

Because of the large number of documents that must be processed to successfully close a multi-family project, the major part of this note will comment, in detail, on the most important of those documents. A checklist is appended, itemizing all the documents submitted during processing. Counsel is cautioned to review carefully all documents, in light of local practice and the needs of his client.

An outline of the general steps of processing would be as follows:

A. Qualification of Non-Profit Sponsor and Pre-Application Review. (FHA Forms 3433 & 2012).
B. Application and Feasibility. (FHA Forms 2013 and 2435)
C. Underwriting Approval. (FHA Forms 2432 and 2264)
D. Initial Endorsement or Closing and Construction. (FHA Forms 1733, 2441 and 2442)
E. Final Endorsement or Closing and Renting. (FHA Forms 3378-A, 3378 and 2023)

A. Qualification of Non-Profit Sponsor and Pre-Application Review

The primary purpose of this stage of processing is twofold: (1) To qualify the non-profit sponsor as one eligible to receive the benefits of the program, and (2) to appraise the FHA insuring office of preliminary marketability data. The former is accomplished by submitting FHA Form 3433, "Request for Preliminary Determination of Eligibility as Non-Profit Sponsor or Mortgagor." This requires a complete history of the operation of the sponsor and identification of its officers, directors and trustees. The essential qualifications of an eligible sponsor are continuity of operation, to insure continued support of the project, and a sincere desire to provide needed housing on a non-profit basis.

Although the FHA does not require the sponsor to guarantee the success of the project, except in rare cases where deficits are anticipated during the rent-up period, it must be aware of its continuing responsibility to the project. It does not suffice, no matter how

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well motivated, for a sponsor to just add its name to the endeavor. In this regard, it is helpful to attach to Form 3433 a resolution of the sponsor adopted by its members or trustees acknowledging its intent to enter the program with the full awareness of its responsibilities. A sponsor with roots in the community and with previous successful experience in housing or other social services will portend success in this program.

At the same time, the sponsor submits, in addition to other items, FHA Form 2012, "Request for Pre-Application Analysis of Multi-Family Housing Proposal." The information supplied therein will allow the FHA to make a tentative determination of the marketability of the proposed housing in the selected community.

If the FHA approves the eligibility of the sponsor, the site, and tentative marketability of the project, the sponsor is invited to submit a formal application. This invitation is in the form of an FHA "B" letter.

B. Application and Feasibility

Feasibility, or the basic soundness of a project, may be determined by either the traditional multiple stage processing or by the new method entitled "Accelerated Multi-Family Processing" (AMP). FHA has recently introduced the new AMP system in all its insuring offices. It promises to dramatically reduce processing time from years to months. In an AMP submission, the sponsor submits all the required documents, including qualification, feasibility data, and architectural working drawings, at a Feasibility Conference, and seeks a firm commitment with one FHA review.

In multiple stage processing, the sponsor is not prepared or chooses not to risk this considerable investment in time and effort. He seeks qualification approval, feasibility approval and, then, conditional commitment and firm commitment in stages. Experienced non-profit sponsors should investigate the new AMP system as it offers hope in avoiding traditional delay.

In either system, the key document in determining feasibility is FHA Form 2013, "Application for Project Mortgage Insurance." Here, the sponsor sets forth the details of the project to prove a feasible proposal. This form serves a dual capacity: (1) An application to the lending institution for a construction loan, and (2) an application to the FHA to insure the loan. Careful attention must be given to the content of the application since it acts as the keystone of the sponsor's proposal. The information to be supplied on the application includes the following: (1) location and complete description of the property; (2) estimate of annual income derived from apartment, commercial and garage rents; (3) estimate of annual operating costs, including administrative, operating and maintenance expenses; (4) projected annual operating statement, which determines: (a) the amount of cash available from income to pay debt service [i.e., projected gross income from project minus vacancy allowances, operating expenses and realty taxes], and (b) cash residue available after debt service payment for income and corporate taxes, dividends and surplus, and (5) total development costs including land improvements, construction, builders' and architects' fees, interim financing charges, taxes and insurance during construction, FHA examination and inspection fees, title insurance and survey charges, AMPO funds (contingency Allowance to Make Project Operational), and legal and organizational expenses.

In §221(d)(3), non-profit sponsored projects, the FHA waives its mortgage insurance premium charges.

Simultaneously with submission of FHA Form 2013, the architect submits FHA Form 2435, "Outline Specifications," which is a detailed listing of the work to be done and materials to be used.

After careful analysis of the information contained in Application Form 2013, and the exhibits thereto, the FHA will proceed to its internal review of the feasibility of the proposal.

C. Underwriting Approval

This review is essentially an intensive appraisal by the FHA of the final architectural plans and data submitted by the non-profit sponsor, to determine if FHA will issue a commitment to insure the mortgage loan. There are four independent analyses:

(1) **Architectural Review**—The agency is here concerned with the quality of the design, including room size and layout. All specifications must meet the approval of FHA Minimum Property Standards, as well as local housing and building codes.

(2) **Cost Review**—This is the agency's independent analysis of the cost figures submitted by the sponsor on FHA Form 2013, which determines the total amount it is willing to insure as development costs. Among the items evaluated are, construction costs, appraisal of land, carrying and financing charges, operating expenses and the economic life of the improved property. The term or length of the insured mortgage cannot be in excess of three-quarters of the economic life of the property. Once the development costs, operating costs and term of the mortgage have been ascertained, the amount of necessary debt service is determined and a rent roll is established.

(3) **Determination of Marketability of Project & Evaluation**—The project is evaluated as to marketability in the community in light of the rentals.

(4) **Credit Approval of Sponsor and Contractor**—The credit and resources of the sponsor and contractor are carefully reviewed in the event the project is unsuccessful. Also, the proposed management of the project is examined at this stage.

If, after this review, the project meets with FHA approval, a commitment to insure the loan is issued by the FHA. The key documents involved in the commitment stage, which is the successful culmination of the underwriting approval review, are the FHA Form 2432, "Commitment to Insure Advances," and FHA Form 2264, "Income Analysis and Appraisal."

The FHA commitment (2432) merits the most careful attention of the project's attorney. It contains the terms and conditions under which the agency will insure the loan with which the project will be built and contains all the relevant information necessary to prepare the closing of title documents. Among the terms set forth therein, the more important are:

(A) Terms and method of repayment of the insured loan. It is customary to use the Level Annuity Monthly Payment Plan, which requires equal monthly payments of interest and amortization over the life of the mortgage. If the interim or construction loan is insured, interest is paid during the period of construction, while payment of principal is deferred until sometime after construction is completed.

(B) The amount and terms of the surety construction bonds and title insurance policies.

(C) The amount allowed, as a mortgagable item, for AMPO funds which are available to the sponsor for expenses in renting the completed structure.

(D) The amounts required to be placed in escrow for development of off-site improvements and for annual replacements.

(E) The amounts payable to the FHA for its inspection and commitment fees.

(F) The requirement that the construction and renting of the project be subject to the terms of the President's Executive Orders dealing with Equal Opportunity in Employment, (Order No. 11246) and Equal Opportunity in Housing (November 20, 1962).

(G) Subject to any local requirements, as conditions precedent, such as tax abatement.

Attached to the FHA Commitment is FHA Form 2264, "Income Analysis and Appraisal." This form details the results of FHA's independent analysis of the cost of erecting the project and the projected operating expenses. It should be noted that this is the agency's equivalent to the sponsor's FHA Form 2013 and determines how much the agency is willing to insure a loan for construction. Any discrepancy between the sponsor's application and the FHA's appraisals must be resolved before proceeding to closing.

The 2264 is divided into four parts. For sake of clarity, the parts will be taken out of chronological order.

Part IV, "Estimated Replacement Costs," determines the actual amount of insurable mortgage as well as the Maximum Insurable Mortgage available to the sponsor. The "Estimated Replacement Cost" is arrived at by adding the cost of acquisition of property, cost of construction, carrying charges and expenses, contractor's, architect's and legal fees and contingency allowances. The one regulatory constraint on this amount is that it cannot exceed the Maximum Insurable Mortgage. For a non-profit sponsor, this latter term is defined as being the "estimated replacement cost" for new construction or for rehabilitation, the amount of rehabilitation costs plus the estimated value of the property before rehabilitation. There is an additional statutory limit on the Maximum Insurable Mortgage of 12.5 million dollars for any one project.

Part III analyzes the estimate of annual taxes necessary to carry the project, including land and payroll taxes, but excluding income or corporate taxes of the sponsor.

Part II estimates the operating and maintenance expenses and reserve allowances.

Part I is the FHA's estimate of rental income from the project. In determining rents, another serious constraint must be considered. This is the Debt Service limitation. Under FHA regulations, no more than 95% of the "net income" may be used to meet the debt service requirements of the project. Net Income is defined as total gross income, minus a 5-7% vacancy allowance, minus a 5% contingency factor and less operating expenses.

After careful review of the FHA commitment and consultation with the non-profit sponsor, the attorney is prepared to proceed to the initial closing of the building loan agreement and of title to the property.

D. Initial Endorsement or Closing

The initial endorsement accomplishes the following purposes: *First*, the acquisition of title to the project property; *Second*, attending to the legal details of closing the interim building and construction loan from the mortgagee lending institution, and *Third*, securing the endorsement of the FHA insurance guarantee of that loan. As in any legal closing of title, many documents are to be prepared, executed and transferred at the closing. Consult the appended checklist for documents required in most jurisdictions.

The three major documents at the closing are: (1) Regulatory Agreement; (2) Building Loan Agreement, and (3) Construction Contract. They incorporate the legal and contractual relationships between the major parties to the building of the project. The Regulatory Agreement sets forth the legal relations between the FHA and the non-profit sponsor; the Building Loan Agreement, the relations between the mortgagee lending institution and the mortgagor non-profit sponsor; and the Construction Contract, the relations between the general contractor responsible for construction and the non-profit sponsor.

The Regulatory Agreement (FHA Form 1733)

enumerates the responsibilities and obligations of the non-profit sponsor to the FHA governing the operation of the project during the life of the insured mortgage. It provides for the establishment and the amount of a reserve fund for replacements; the terms and conditions of the lease contracts with the tenants, including rent and income limitations and provisions for term of lease and sub-leases; and selection of tenants. It also contains provisions requiring FHA approval for various actions taken by the sponsor, such as transferring or assigning interests in the property; providing management services and the keeping of books and accounts, and the incurring of liabilities. It also contains covenants relative to default and breach of the agreement.

The Building Loan Agreement (FHA Form 2441) provides for the legal obligations attendant to the making of insured advances for completed construction work at regular intervals and for establishing priority of liens for such advances. The rights of the lender are established in the event of default by the borrower in completion of the project or by a breach of any of the terms of the agreement. This agreement must be executed and acknowledged by both parties. A copy of the legal description of the property and a copy of the Trade Payment Breakdown (FHA Form 2536) should be attached as exhibits.

The Construction Contract may be either Cost-Plus (FHA Form 2442A) or Lump Sum (FHA Form 2442). When a non-profit organization is acting as sponsor, a Cost-Plus is generally used. The contract provides the scope of construction work and amount of fees including, where applicable, an upset price. On all FHA insured construction projects a 10% holdback on advances for completed work is required until after final inspection of the completed project. The priority and release of mechanic liens and the manner and form of certification of actual costs by the contractor is detailed.

A word of caution in dealing with the two documents of security, the mortgage or deed of trust and the secured note. Although in some jurisdictions the agency supplies appropriate forms, counsel should be vigilant to check that all local requirements are satisfied in the preparation of these forms.

E. Final Endorsement or Closing

After construction is completed, a final endorsement is held. The final endorsement serves two purposes: (1) to provide for certification of actual costs of the total project, and (2) to determine final rental and income limits prior to obtaining permission to occupy.

The latter purpose is self-determined by completion of various FHA forms and documents. However, the procedures for cost certification are one of the most important aspects of processing. Both the contractor and the sponsor are required to certify actual expenditures of all funds.

The contractor must submit Contractor's Certificate of Actual Cost (FHA Form 3378-A) which details the amounts paid to each sub-contractor and to each material supplier, the amounts expended for labor, job overhead, and general office overhead.

The sponsor submits Mortgagor's Certificate of Actual Cost (FHA Form 3378), which accounts for all items other than cost of construction. Both sets of certifications must be certified to by an independent CPA, pursuant to FHA regulations.

The sum of the actual certified costs of construction and sponsor's expenses, plus the cost of land, will determine the amount of the final mortgage and note to be insured by the FHA. The mortgagee lender then obtains final endorsement of insurance by the FHA of the secured note (FHA Form 2023).

CHECKLIST*

A. Qualification of Sponsor and Pre-Application Review

Request for Preliminary Determination of Eligibility as Non-Profit Sponsor or Mortgagor (FHA Form 3433)—basic information on background and operation of sponsor.

Request for Pre-Application Analysis of Multi-Family Housing Proposal (FHA Form 2012)—preliminary information concerning site, units and rents, which enables FHA to determine soundness of proposal.

Equal Employment Opportunity Certification (FHA Form 2010)—sponsor agrees to abide by regulations concerning non-discriminatory employment practices.

Previous Multi-Family Participation Certificate (FHA Form 2530)—information concerning principal's previous activity in FHA insured projects.

Report on Pre-Application Review (FHA Form 2438-A)—a determination by FHA of site and market acceptability of project. If favorable, a formal application is requested.

FHA "B" Letter—request by FHA for formal submission of multi-family mortgage insurance application.

Formation of Non-Profit Mortgagor Corporation—use of appropriate state statute. Certified copies required for initial endorsement. See FHA Guide Form of Certificate of Incorporation (No. 1732).

B. Application and Feasibility

Application for Project Mortgage Insurance (No. 2013)—complete proposal for multi-family housing project.

* (numbers in parentheses refer to FHA Forms)

Outline Specification (No. 2435)—detailed specifications pertaining to proposed construction of project. Submitted with No. 2013.

C. Underwriting Approval

These documents are prepared for internal use by FHA and determine components of feasibility of project.

Rental Housing Appraisal Data and Project Information (No. 2401)—data concerning physical, social and economic factors affecting project.

Valuation of Land (No. 2401-LV)—determination of "as is" value of land prior to construction, for cost certification and fair market value of land when improved.

Architectural Report (No. 2411)—detailed architectural analysis by FHA.

Report of Cost Estimation (No. 2412)—determination by FHA of cost of on-site and off-site improvements.

Breakdown of Reserve for Replacements (No. 2419)—determines amount of annual reserves needed for replacements—a determinant of annual operating expenses.

Project Income Analysis and Appraisal (No. 2264) and *Rent Formula and Supplement to Project Income Analysis and Appraisal* (No. 2264-A)—sets forth results of feasibility determination by FHA.

FHA "C" Letter—favorable report of feasibility and request for submission of Preliminary Working Drawings and Specifications.

Report of Review Committee and Chief Underwriter (No. 2438)—recommendations of rejection or issuance of commitment.

Request for Preliminary Reservation of Funds (No. 3126) and *Amount and Computation of Funds to be Reserved* (No. 3120)—under §236, interest subsidized project, the FHA must complete the foregoing before a commitment can be issued.

Commitment for Insurance of Advances (No. 2432)—terms and conditions of commitment to insure construction loan by FHA.

D. Initial Endorsement or Closing

Financial Requirements of Closing (No. 2283)—final analysis by FHA of financial requirements for initial mortgage closing.

Lending Institution's Commitment—terms and conditions of the construction loan.

Assignment of Commitment—used in event that FHA commitment is assigned to different mortgagor prior to initial closing.

Regulatory Agreement (No. 1733)—terms and conditions regulating the sponsor during term of insured mortgage.

Secured Note (No. 1734)—evidence of indebtedness of insured loan. Used for §221(d)(3) BMIR projects.

Lease of Premises—if mortgage on improvement is to be placed on leasehold, FHA requires approval of lease.

Wage Conference—to be held within 20 days of initial closing for the purpose of explaining prevailing wage and equal opportunity requirements.

Certificate of Relationships and Non-Profit Motives (No. 3434)—provides updated information previously submitted on Form 3433 concerning persons associated with sponsor.

Certifications (No. 3435)—information concerning contractual relationships with sponsor of those rendering services to project.

Land Disposition Contract and Deed—dispository agreement if project is in Urban Renewal area.

Resolution of Mortgagor-Corporation—State law may require corporate resolution to mortgage its property.

Insurance Policies—Builder's Risk policy, or equivalent, and appropriate policies covering mortgagor for fire, theft, liability and other losses. *Property Insurance Requirements* (No. 2447) and *Schedule* (No. 2445)—details the insurance limits required by FHA.

Assurances from local governing bodies concerning tax exemption and abatement, if applicable.

Filing documents concerning statutory lien laws.

Title Insurance Policy and Reports—insurance covers Mortgagor, Mortgagee and Secretary of HUD and, if BMIR, then FNMA, "as interests may appear."

Surveyor's Certificate (No. 2457)—recent survey and report to FHA's satisfaction, is required.

Rent Supplement Contract (No. 2503)—prepared by insuring office if project approved for rent subsidies, in which case a *Reservation of Funds* would previously have been obtained (No. 2500).

Mortgage or Deed of Trust—FHA has appropriate state forms in most jurisdictions.

Building Loan Agreement (No. 2441)—terms and conditions governing construction loan between lender and mortgagor. Description of property and Trade Payment Breakdown are attached as exhibits.

Construction Contract—agreement between contractor and mortgagor. Either Lump Sum (No. 2442) or Cost-Plus (No. 2442-A).

Completion Bond or Assurance—surety bond with dual obligee (No. 2452) or *Completion Assurance Agreement* (No. 2450). A part of total costs of physical improvements must be assured.

Owner-Architect Agreement (No. 2719-A)—terms and conditions of payment for architectural services.

Deed or evidence of fee or leasehold ownership by mortgagor.

Evidence of Compliance with applicable zoning reg-

ulations prepared by either architect or municipal authority.

Standard form of *AIA General Conditions of Construction Contract* and *FHA Supplementary General Conditions* (No. 2554).

Building Permit or Preliminary Certificate of Occupancy—appropriate approval of local authority.

Assurance of Completion of Off-Site Facilities-Bond (No. 2479) or *Escrow Agreement* in equal amount (No. 2446) for successful completion of required off-site improvements. Copy of construction contract for off-site improvements is attached as Exhibit "A".

Mortgagor's Certificate (No. 2433) and *Oath* (No. 2478)—sets forth the responsibilities and obligations of the mortgagor during term of the insured mortgage.

Mortgagee's Certificate (No. 2434) sets forth the rights and obligations of the mortgagee in relation to the mortgage transaction.

Contractor's Certification (No. 2482)—concerning labor standards, prevailing wage requirements and information of ownership of contractor. Similar information required of sub-contractors. (No. 2482-A).

Agreement and Certification (No. 3305)—agreement executed by mortgagor and mortgagee concerning certification of construction costs.

Mortgagor's Attorneys' Opinion—submitted by sponsor's attorney concerning legal status of mortgagor and validity and priority of mortgage as a first lien. See FHA Guide Form of Opinion.

Housing Consultant's Contract (No. 2531-A) and *Certificate* (No. 2531)—when a housing consultant has been retained, both documents must be submitted.

Trade Payment Breakdown (No. 2536)—a complete breakdown of total estimated cost of each item of construction.

Mortgagor's and Architect's Certificate (No. 2403-I)—used when first payment of architect's fee is made from mortgage proceeds at initial endorsement.

FNMA Commitment Contract (No. 307) and *Additional Provisions* (No. 358)—if final mortgage is to be held by Federal National Mortgage Association at below market rate interest, then commitment to purchase mortgage is necessary before initial endorsement to protect interim lender and sponsor.

Project Inspection Report (No. 2449), *Contractor's Requisition for Payment* (No. 2448) and *Prevailing Wage Certificate* (No. 2403-A); and *Application for Insurance of Advances* (No. 2403)—during construction, as work progresses and is approved by inspection, the contractor applies for advances by requisition, which is approved by the mortgagor and FHA and then paid by the mortgagee lending institution.

E. Final Endorsement

Request for Construction Changes (No. 2437)—this form is submitted for construction changes during construction of project.

Maximum Income and Occupancy Limits (No. 1729)—prepared by FHA for §221(d)(3) projects.

Rental Schedule and Information (No. 2458)—determination by sponsor of proposed rents which must be approved by FHA.

Permission to Occupy (No. 2485)—approval by all parties that project is ready to be rented.

Contractor's Certificate of Actual Cost (No. 3378-A)—cost certification by builder.

Mortgagor's Certificate of Actual Cost (No. 3378)—cost certification by sponsor.

Maximum Insurable Mortgage (No. 2580)—prepared by FHA to determine maximum mortgage that will be insured at final closing.

Updated Title Policy, Survey and Surveyor's Certificate—covering completed project.

Chattel Mortgage—covering personalty not secured by primary mortgage, or *Attorney's Opinion Letter* that chattel mortgage not necessary under applicable statutes.

Assurances of Completion for Off-Site Facilities with Escrow Agreement (No. 2446) or *Bond* (No. 2479) and *On-Site Facilities* (No. 2456).

Request for Final Endorsement of Credit Instrument (No. 2023—final endorsement by FHA of secured note.

RURAL HOUSING ALLIANCE

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Clay L. Cochran *Executive Director*

COPY

July 8, 1970

The Honorable Walter F. Mondale
United States Senate
Washington, D. C. 20510

Dear Senator Mondale:

Because of your legislative interest in both housing and farm workers, we thought you would find worth reading--and perhaps pursuing with the Department of Housing and Urban Development--the enclosed memorandum prepared by an American Friends Service Committee project in Florida, which is working with seasonal farm workers.

One obvious problem is that builders, who tend to aim at the top of the market since the profit margin is greater there, seldom produce houses at prices less than $18,000, which eliminates most farm workers even when the government subsidizes all but 1 per cent of the interest costs. But, beyond this, the AFSC experience indicates an insistence by FHA and by FHA-approved mortgagees on steady employment records, a full set of W-2 forms, and similar bureaucratic requirements. At this memo points out, such requirements are utterly unrealistic in the case of the farm workers.

It seems significant to us that Farmers Home Administration has been able to process loan applications for farm workers, "reconstructing" employment records when necessary, and in general putting some "assistance" into its "assisted" housing program. If HUD's Federal Housing Administration is unable to do the same thing, its programs for low income families are assuredly a hoax.

Sincerely,

Clay L. Cochran
Executive Director

CLC:mhl
Enclosure: Upchurch's Memo on "FHA 235 Loans for Farm Workers" May 22, 1970.

COPY

Bill Channel May 22, 1970

Jim Upchurch

Federal Housing Administration 235 Loans for Farm Workers

Our recent efforts to stimulate construction of FHA 235 houses by local builders may not help farm workers. The Coral Gables FHA office and local 235 builders have developed official and unofficial guidelines which prevent approximately 90 per cent of South Florida's farm workers from qualifying for this Federal Housing subsidy program.

Unfortunately, we discovered this inequity after I spent a great deal of time encouraging private builders to initiate 235 projects. Since January we have contacted 107 builders of Palm Beach County.[1] Our survey showed that 91 per cent of these builders indicated that they would not utilize 235 financing under any circumstances.

Our survey did produce a list of 15 builders who expressed interest in constructing low income units. This included the one company of Palm Beach and Martin Counties now active in the 235 program. AFSC sponsored a seminar for these builders and invited FHA staff and mortgage bankers to explain the program and the opportunities for financing to these interested builders.

Three builders advised us later that they would construct 235 units in the near future. One new builder gave us a specific date for beginning construction and requested that we send him applicants.

With additional units being constructed, we now have more experience in trying to qualify farm workers in 235 loans to buy new homes.

Jerry Flick with the Mid-West Mortgage Company in Miami said that his firm had tried to qualify seasonal farm workers in Dade, Broward, and Palm Beach Counties. He reported that obtaining approvals for seasonal farm workers from FHA was impossible under current rules. He suggested to builders that they "forget" what he termed marginal applicants--"Why bother in a seller's market to waste time on people who may qualify but cannot document it".

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[1] Palm Beach County has a seasonal farm worker population of approximately 25,000 persons and county officials estimate that a low income housing deficit of 15,000 units exists today. Less than fifty 235 units were constructed in fiscal 1969 in Palm Beach and Martin Counties.

During the seminar, we explained to FHA officials working with the 235 program that many farm workers are paid in cash and do not receive W-2 forms. Furthermore, they are forced by the seasonal nature of agriculture to work for several different employers each year. The FHA officials responded by pointing out that no FHA employee would risk violation of Federal laws. In cases where low income persons work for only one or two employers and receive W-2 forms each year, the FHA could easily verify their income. They added that laws establishing interest subsidy programs required that every penny of income be verified to prevent misuse of government funds. The officials conceded that many farm workers would be unable to provide this information under current regulations.

The FHA officials were not telling us anything new. We recently referred nine Mexican-American families to Palm Beach Mortgage Company for Section 235-FmHA loans.[2] Don Wood, secretary of Palm Beach Mortgage, returned their files five weeks later along with a letter saying that Palm Beach Mortgage is not interested in this program. All applicants were migrants or former migrants. A few months earlier Wood made a sincere effort to qualify some farm workers but found the experience too costly in time and effort to justify their continuing to participate in a program specializing in farm workers.

WESCO Development Corporation of Palm Beach (one of the recent 235 builders) told us yesterday not to send them anymore applicants with less than $4,700 income, two years steady employment, and their 1969 - 1040 Federal Income Tax form. We advised Walter Steel, president of WESCO, that an estimated 60 per cent of South Florida's farm workers do not file 1040 Income Tax forms and that seasonal farm workers are almost by definition prevented from establishing the type of employment pattern that he and FHA desire.[3]

"This is what FHA demands--they want a complete credit bureau report, and we do not find reconstructing employment histories for farm workers to be profitiable," said Walter Steel.[4]

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[2] The Federal Housing Administration allocated 235 funds to the Farmers Home Administration to be used in areas with less than 5,500 population.

[3] Weak Federal Social Security laws for farm workers returned to plague us again. If more seasonal farm workers received W-2 forms, they could file 1040 forms. A semi-illiterate farm worker would need to hire a full-time bookkeeper to verify piece work, etc. Farmers could easily pay weekly checks directly to farm workers, if they choose to do so.

[4] Ironically, FHA staff pointed the guilty finger at national regulations. They then turn the destiny of low income families over to an unregulated credit bureau which may have little concern for the social benefits of homeownership for the poor.

We called W. P. Wilcox, director of the Coral Gables FHA office, to ask him if Section 237 would be useful in solving this problem. Other FHA offices have signed contracts with nonprofit organizations prior to the funding of 237 thus enabling these nonprofit agencies to counsel with and solve problems of marginal applicants. Wilcox said that he would work with anyone but he does not plan to make any formal arrangements at this time. We asked how agencies such as AFSC could help farm workers outside of the Builder-Credit Bureau-Lender-FHA circle. He was noncommital We talked with the FHA staff at the Housing Counseling Service of the Coral Gables office and the person in charge said that he was not aware that farm workers had these special problems. Apparently, FHA still thinks in terms of protecting lenders and using the old credit bureau approach which has been so successful in housing the white, middle-income population since World War II. We think that the fact that FHA staff do not seem to be aware of seasonal farm workers problems in qualifying for the 235 loans indicates that builders and lenders may be serving as a front line screen. They know that the FHA will not accept certain applications, and they never bothered to submit these applications.

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THE NATIONAL RURAL HOUSING COALITION'S
BI-WEEKLY READER

Vol. 2, No. 3 March 1, 1971

Profile: Things are warming up in Congress. Committees begin their work, and some new proposals are added to the hopper.

Manpower and Housing: The 91st Congress passed a manpower bill which would provide public service jobs during times of high unemployment. President Nixon vetoed the bill. Proponents of the idea are making a second try one of the first major pieces of business for this session. Senate Labor & Public Welfare Subcommittee on Employment, Manpower and Poverty has been holding hearings on a bill much the same as the vetoed version. It hopes to report the bill to the full committee sometime the first week of March. The bill would take effect whenever unemployment stayed above 4.5% for three consecutive months. When that happens, the Department of Labor would release funds to states, who in turn would distribute them to localities to hire people to work in a variety of community services, including housing and neighborhood improvement, environment, health and safety. The bill authorizes $750 million the first year and $1 billion per year thereafter, plus an additional $100 million for every half a percentage point the unemployment figure rises after 4.5%. Main difference between the ill-fated recent proposal and the current one is that the latter is more of a temporary nature. In the Senate, it's S31. The House version is HR 17, hearings begin on it March 2,3,4,5 in the House Education and Labor Committee.

Labor Committee organizes: The Senate Labor & Public Welfare Committee has partially organized into subcommittees, but its House counterpart, Education and Labor, has yet to do so.

The Senate Subcommittee on Employment, Manpower and Poverty: Chairman Gaylord Nelson, Ted Kennedy, Walter Mondale, Alan Cranston, Harold Hughes, Jennings Randolph, Adlai Stevenson III, Richard Schweiker, Jacob Javits, Winston Prouty, Peter Dominick and Robert Taft.

The Senate Subcommitttee on Migratory Labor: Chairman Stevenson, Harrison Williams, Walter Mondale, Kennedy, and Hughes. To date only Richard Schweiker has been appointed to the minority side. Two more minority appointments are pending. Former Subcommittee Chairman Mondale has moved to chairmanship on a subcommittee on Youth.

Rural Development Subcommittee: The 1970 farm bill authorized the Senate Agriculture Committee to set up a subcommittee on rural development. Hubert Humphrey is its first chairman, as announced 2/17. Other members of the subcommittee: Allen Ellender, James Eastland, James Allen, Carl Curtis, Bob Dole and Henry Bellmon. Chairman Humphrey is planning a series of field hearings around the country "to explore rural development problems and programs". "We'll hit hard on housing," a Humphrey staffer told the Reader. He cited recent fund cuts for Farmers Home and Farmers Home manpower needs. On the agenda: new means of financing rural development, including a development bank proposal that's "more comprehensive" than a current proposal by Banking Committee Chairmen Sparkman and Patman. First order of business is a funding resolution to pay for the field hearings. The subcommittee's plans should "shape up quite sharply" this month.

Meanwhile, a House counterpart, the Subcommittee on Family Farms and Rural Development, chaired by Pennsylvania Democrat Joseph Vigerito, has been inactive because of Ag Committee Chairman Bob Poage's insistence that rural development matters be handled at the full committee level.

The Hunger Committee: The Senate, 3/1, votes 51-17 to extend McGovern's Select Committee on Nutrition and Human Needs to March of 1972. Text of the Committee's hearings last fall and its report on rural housing are now available from the Committee. A press conference by the Chairman 2/18 to release the report of those hearings is overshadowed when questioning strays onto Laos. McGovern told reporters, "We have found a truly shocking situation in rural America's housing and sanitation needs." Two-thirds of need and only 20% of public housing are in rural America, he says, and proposes an Emergency Rural Home Development Administration.

Carlucci: The nomination of Frank Carlucci to head OEO still waits for Senate Labor & Public Welfare subcommittee approval. No hearing dates set yet. Meanwhile, in a number of missives from OEO, "acting" is dropped from Carlucci's title.

Fight for Money: Senate Banking Committee plans two days of hearings, March 3 and 4, on fund freezes for fiscal '71 including Sec. 235 and 236, public housing, urban renewal, water and sewer, model cities and mass transit programs.

Some $56 million in Farmers Home water and sewer grant funds have been frozen. Another $200 million in HUD water-sewer grant funds is being withheld. In urban renewal, which has a $3billion backlog, $100 million reportedly is not being released.

In public housing, $150 million is being withheld.

Mayor John Lindsay said that cutbacks in funds for cities total $1.3 billion, in a news release 2/11. He charges that the Budget, in addition to freezes this year, proposes funding five urban programs, including public housing, at only 50% of authorized level.

Hearings: House Appropriations Subcommittee on HUD and Space-Science, announces executive hearings 3/4 to begin work on the FY'72 budget.

FmHA legislative program: In a special day of hearings before the House Agriculture Committee 2/25, FmHA Administrator J.V. Smith outlined his agency's legislative agenda. He said the agency was preparing legislation "to calculate all interest rates on a cost-of-Treasury-borrowing formula." Taken literally, this would mean interest rate increases for home repair loans, farm labor housing loans and self-help housing site loans, but a source within the Department was disinclined to believe that these three rates, set by statute, will be affected.

Smith said the agency will propose legislation "to authorize user fees under the housing program to make it comparable to that of the Department of Housing and Urban Development." He said the agency needs an additional 600 employees to administer its program, especially now that 823 towns, by his estimate, have been added to FMHA's load by the 1970 Housing Act upping the FmHA population limit to 10,000.

Another proposal would authorize FmHA to finance solid waste disposal facilities. Other proposals would change FmHA's bonding of its employees to end their personal liability for losses on loans they make, and raise the $4 million limit on water-sewer loans. Smith said the agency is working on a plan to coordinate water and sewer, land development and housing loans into a comprehensive package-type service.

New Bills: Sen. Birch Bayh, 2/22, announces he will try this year to secure a major proposal which was not enacted into last year's disaster relief legislation. He introduces S903, which would establish a national disaster insurance program within HUD if the private sector failed within two years to produce comprehensive disaster relief insurance programs at reasonable cost with coverage comparable to the Bayh proposal.

Rep. Ed Koch, D-NY, 2/25 introduces HR 842, to allow people who rent their homes to deduct from their income tax amounts which represent taxes and mortgage interest paid via rent.

Rep. John Culver, D-Iowa, 2/25, introduces HR4937, which would require USDA to make separate accounting of fund requests for agri-business versus rural development activities. Referred to Committee on Agriculture.

JW - ~~MS~~ - JL

RURAL HOUSING ALLIANCE

International Self-Help Housing • Low Income Rural Housing

Dupont Circle Building, 1346 Connecticut Avenue, N.W., Washington, D.C. 20036

Clay L. Cochran *Executive Director*

Telephone (202) 659-1680

Dear Mr. Anthony:

The participants of the National Conference on Rural Housing, meeting June 9-12, 1969, concluded that the solution to bad rural housing is neither technological nor financial; it is political. The Conference determined that their task--and the task of concerned people everywhere--is to organize themselves for bold and direct action to raise in the public consciousness the issue of bad housing, and to build on that consciousness a genuine public commitment that is capable of being translated into an adequate public response. To perform this task the Conference called for "a continuing committee to be known as the National Rural Housing Conference," with a mandate to structure a coalition of concerned individuals and organizations, backed by staff and resources, to help the rural poor meet their needs and aspirations.

Accordingly, the Rural Housing Alliance is convening a meeting of concerned individuals to determine the form of this continuing effort, and to create an organization for that effort. The meeting is set for 10:00 AM, Friday, October 31 in the 5th floor Conference Room of the Dupont Circle Building, 1346 Connecticut Avenue, N.W., Washington, D. C.

Your concern is well known, and we look forward to your involvement in the creation of the National Rural Housing Conference. Our ability to carry out the mandate of the June Conference, but more importantly, our ability to respond to the housing needs of the rural poor, depends on success in reaching a working relationship with just such people as you on how the Conference is to be structured and how it is to be financed.

While many existing organizations, such as the Rural Housing Alliance, can provide technical assistance, can serve an ombudsman function, can testify before congressional committees (on request), and can make studies, there are strict and frustrating limits to our legitimate activities. Those who are ill-housed--and those who are concerned about the ill-housed--find themselves, too often, without a focal point for political action. The National Rural Housing Conference would be created to meet that political need; it would exist as a non-partisan, political organization.

The Conference clearly must be identified with low-income individuals and indigenous organizations at the grassroots level, and its basic task will be to assist these people and these organizations to have their greatest impact on the American consciousness and on the American establishment. The objective of the Conference will be to place low-income, rural housing high on this nation's agenda, much as others have worked in recent months to raise the issue to hunger and malnutrition to a level of public concern and action.

Those who called for the creation of a National Rural Housing Conference expressed hope that the organization to be created will have maximum freedom of action, and that it will be burdened as little as possible with structures and procedures that are both unnecessary and potentially fraudulent. In addition, the participants of the June Conference specifically called for a primary focus in the field:

> "Within the framework of the coalition there must be an effort backed by staff and resources to help rural poor people to organize around this conference's program. Where possible, existing rural poor people's organizations should be utilized to achieve such support. In any event, we believe that the successful implementation of this program depends on organizing the support of the people most affected by the program."

Aside from these general guidelines, the structuring of a continuing National Rural Housing Conference is up to you and others who are being invited to the October 31st meeting. The organization will be created by you and the work of the Conference will proceed as determined by the group.

Unfortunately, Rural Housing Alliance has no funds to help people get to Washington for our meeting. We realize that many of you outside of easy reach of Washington will not have the money to get here. We hope that you can find a way to come, but for those who cannot, we wanted you to know of the meeting and to submit any ideas or comments that you might have. Most importantly, we want your support and future involvement in this vital, common task. We consider you essential to the success of this undertaking, and we are counting on all the participation that you can offer.

Please help us prepare for the meeting by completing and mailing the attached form right away. We look forward to having you with

us on the 31st--and to joining with you thereafter to bring some real relief to millions of poorly-housed, rural Americans.

Sincerely yours,

Clay Cochran

Clay Cochran, Chairman
Conference Working Committee

CLC:gf

ATTENDANCE FORM

_____ I will attend.

_____ I cannot attend.

_____
SIGNED

_____
ORGANIZATION

Please mail to: Rural Housing Alliance/500 Dupont Circle Bldg/ 1346 Connecticut Avenue, N.W./Washington, D.C./ 20036

A.C. Should we (or do we) have copies of most of these? ~~ED~~ SFV

we have already

RURAL HOUSING ALLIANCE

International Self-Help Housing • Low Income Rural Housing

Dupont Circle Building, 1346 Connecticut Avenue, N.W., Washington, D.C. 20036

Telephone (202) 659-1680

Clay L. Cochran *Executive Director*

ORDER FORM

Please send the following RHA publications to:

Name: Organization:

Address:

I am enclosing a check or money order in the amount of $_____.

Please bill me. ☐

Note: *There is no charge for postage if publications costs are prepaid.*

GENERAL PUBLICATIONS

	No.	Cost
"People Have A Right...", The full report of the first National Conference on Rural Housing, Airlie House, Warrenton, Virginia, June 9-12, 1969. One copy-no charge, more, 50¢ each.	___	_____
"People Have A Right...",, leaflet form; a summary of the major resolutions adopted at the National Rural Housing Conference. No charge	___	
All Their Days, All Their Nights, by Richard J. Margolis. Prepared as a background paper for the National Rural Housing Conference, it interweaves prose, poetry, and photography to portray the shame that is bad housing in rural America, and to tell what it means in the lives of the men, women, and children forced to live in shacks. 1-10 copies-50¢ each, 11 or more 40¢ each.	___	_____
Low Income Housing Programs for Rural America. Contains digest of major government-assisted programs and addresses of FmHA and HUD field offices. One copy-no charge, more 20¢ each.	___	_____

	No.	Cost
What is the Rural Housing Alliance?, This leaflet describes the background, purpose, and program of the RHA. No Charge.	___	
Rural Housing: Need and Non-Response, by George W. Rucker, RHA Research Director. Originally prepared as background reading for the National Rural Housing Conference, the paper is a statistical analysis of the critical need for housing in rural areas. This second edition, slightly abridged, examines the minimal effects of current housing programs and projects needs for the future. 50¢ each.	___	___
Pieces and Scraps: Farm Labor Housing in the United States, by Lee P. Reno. A description of the present state of housing for hired farm workers in the U.S. and a review and analysis of programs past (Farm Security Administration Camp Program) and present (OEO, and Migrant Labor Camp Codes and Enforcement) with special emphasis on FmHA section 514 Labor housing loans and section 516 labor housing grants. (140 pages) $2.50 each.	___	___
A Technical Report on RHA's low cost demonstration house with surface bonded block walls and metal roof. The 31 page report contains a detailed description of the experiment, the house, the unique wall system, cost analysis, and floor plans. $2.00 each.	___	___
The House That VISHA Built, A leaflet summarizing the Technical Report on RHA's low cost demonstration house. 1-5 copies-no charge, more 5¢ each.	___	___
Low Income Housing - Housing and Urban Development Act of 1968, (A brief summary of the Low-Income Provisions of the 1968 Housing Act.) RHA Informational Paper No. 1, Revised 2/70 to include supplementary information of 1969 Act. (17 pages) One copy-no charge, more 25¢ each.	___	___
Public Housing, RHA Informational Paper No. 2, March 1969, describes the history of public housing the operation of various types of public housing programs and how they relate or can relate to other programs for low-income people. The paper includes a definitive statistical appendix. One copy-no charge, more 40¢ each.	___	___
Cooperative Housing through the Farmers Home Administration, RHA Informational Paper No. 3, September 1970. A discussion of the FmHA 515 cooperative housing program and an informal look at a rural cooperative housing project in Poplar Grove, Arkansas. (13 pages) One copy-no charge, more 25¢ each.	___	___

	No.	Cost
Rural Housing: The Report of the Interagency Task Force, RHA Reprint No. 1. An interagency task force appointed to study the delivery of HUD and USDA Programs to rural areas and small towns reports its findings and recommendations for action by the two departments. One copy-no charge, more 15¢ each.	___	_____
A Five-Minute Tour of HUD, RHA Reprint No. 2. A comprehensible guide to the organizational structure of the Department of HUD and to which section has the responsibility for what program. Reprinted from *Docket Call*, Vol. V, No. I, March 1970. One copy-no charge, more 15¢ each.	___	_____
Housing and Income Maintenance, RHA Reprint No. 3. The relationship of housing programs to the concept of income maintenance is explored in these excerpts from "Poverty Amid Plenty: The American Paradox, The Report of the President's Commission on Income Maintenance." One copy-no charge, more 15¢ each.	___	_____
Processing a Non-Profit Multi-Family Housing Project, RHA Reprint No. 4. Reviews the general steps and documentation involved in processing a project for the Federal Housing Administration's mortgage insurance under Sections 221(d) (3) or 236. Reprinted from the October 1969 issue of *Law Notes*. One copy-no charge, more 15¢ each.	___	_____
Something Important..., A leaflet describing a job training, low-income home building program combination in Russell County, Virginia. 1-5 copies-no charge, more 5¢ each.	___	_____
"An Open Letter", on the Housing Crisis--reprint from February, 1970 *House and Home* magazine. (10 pages) 50¢ each.	___	_____
Price List of Farmers Home Administration Instructions on Rural Housing Loan Programs No charge. Revised 9/70.	___	_____

SELF-HELP HOUSING PUBLICATIONS

If I Had A Hammer..., photographs by George Ballis, text by Richard J. Margolis and Clay L. Cochran. This 28 page photo book is a testimony to the fact that self-help housing for a lucky few in the USA, in Nova Scotia, in Puerto Rico, is a reality. 1-10 copies 60¢ each, 11 or more 50¢ each.	___	_____

	No.	Cost
Common Questions and Answers on Self-Help Housing, revised 1/70. One copy-no charge, more 25¢ each.	___	___
Questionario Sobre el Programa de Viviendas de Ayuda Mutua, Spanish translation of "Common Questions and Answers on Self-Help Housing". One copy-no charge, more 25¢ each.	___	___
Something To Build On, The Future of Self-Help Housing in the Struggle Against Poverty, by Richard J. Margolis. A history of self-help housing, its current use, and its potential in the war against poverty. (84 pages) 1-10 copies 95¢ each, 11 or more 60¢ each.	___	___
Self-Help Housing Handbook, Volume I: Starting a Self-Help Housing Program, guidelines for organizing a sponsoring group, applying for OEO funds, and beginning operation. (76 pages, revised) $1.00 each.	___	___
Self-Help Housing Handbook, Volume II: Operating a Self-Help Housing Program, procedure for applying for FmHA Rural Housing Loans, sample forms, guidelines for obtaining land, OEO requirements, construction stage procedure, and administrative needs. $1.00 each.	___	___
Self-Help Housing Construction Supervisor's Handbook, contains aids, materials, and guides for supervisors as teachers, construction notes, landscaping, safety. Appendix includes forms for keeping essential records. Supplement contains materials for use by the participant families in conducting productive meetings, Supplement materials are also helpful to group coordinators. $3.00 each.	___	___
Cooperative Self-Help Housing in Nova Scotia, by Clay L. Cochran, history of the oldest continuing self-help housing program in North America, 1938-1967. (16 pages) One copy 50¢, more 40¢ each.	___	___
Self-Help Housing in Urban Areas, by Richard Margolis (32 pages), an account of attempts at self-help housing in six cities, trends, needs, struggles, puzzles, and proposals. One copy-no charge, more 50¢ each.	___	___
"New Homes Through 'Sweat-Equity'", describes a self-help housing program on Long Island in New York, known as Rural Housing & Economic Development Program of Suffolk County, Office of Economic Opportunity. Reprint from February 1970 issue of *Columbia* magazine. One copy-no charge, more 15¢ each.	___	___

	No.	Cost
Self-Help Housing, one housing choice for low-income rural families. A leaflet describing the self-help housing process. 1-5 copies-no charge, more 5¢ each.	___	_____

PERIODICALS

The Self-Help Reporter, (monthly newsletter) Covering new developments in the field of self-help housing legislation, studies, programs, ideas. No charge. Please add my name to your mailing list.	___	
Low-Income Housing Bulletin, (8 pages, monthly) Reports on Government programs in low-income housing, summarizes selected research and other studies, and developments in legislation and administration. Free to RHA Members, $10 per year to non-members.	___	_____

VISUAL AIDS

"Six Houses, Six Homes", (27 min., 16 mm film) Spanish and English versions. The film tells the story of a self-help housing project in the San Joaquin Valley, in California from beginning to moving day. Available for a one week loan period. Indicate language desired and specific and alternate dates to be used.	_____	
	_____	
"A House To Shelter Me", (30 min., 16 mm film) English language only, produced by Self-Help Enterprises, Inc., Visalia, California. Describes the self-help housing effort in seven counties in central California. Available for one day loan period only due to limited supply. Allow four weeks advance notice.	_____	
	_____	

(Both films may be purchased - details on request.)

MEMBERSHIP Application on reverse side.

Revised 9/29/70
alb
RHA Form #15

RHA MEMBERSHIP APPLICATION

(Note: RHA By-Laws limit membership to individuals; organizations are not eligible.)

I wish to enroll as a member of the Rural Housing Alliance. Enclosed is a check (or money order) payable to RHA in the amount indicated below for dues for one year from this date. I understand RHA is a nonprofit, tax-exempt organization and that I will receive the monthly newsletter, "The Self-Help Reporter", and the "Low-Income Housing Bulletin", and a copy of each new RHA publication.

DUES (Check One)

General ☐ $5.00 per year

Building Participant* ☐ $1.00 per year

Name _____

Address _____

City _____

State _____ Zip _____

Date _____

* Members who have built or are now bullding a home in a self-help housing project are entitled to participant membership dues.

January 11, 1971

Mr. Arthur Campbell
Director of Planning
Southern Regional Council
52 Fairlie Street, NW
Atlanta, Georgia

Dear Art:

This letter is in response to your request that I submit a proposal indicating services that I can provide in the design and implementation of housing projects in South Carolina. In outlining these services I make reference to your memorandum to me of December 28, 1971 which describes activities in which the Southern Regional Council would like to become involved in the State of South Carolina.

I could provide assistance in the following areas: (1) identification of target areas where potential housing projects could emerge; (2) development of demographic data of selected areas; (3) conducting field surveys of the selected areas for the purpose of identifying leaders to assist in designing the housing program; (4) and helping to organize workshops involving technicians and local residents to develop strategies for dealing with the local community and housing programs.

The services outlined above are those which would contribute primarily to the identification of target areas and location of agencies and officials that could lend strength, support and possible funding to a project. I have had significant experience in various planning efforts within the State of South Carolina. Therefore, I could quickly assist you in establishing the necessary support to locate a project and assure its design and implementation. Once target areas have been selected, we could then discuss the possibility of the services which my firm could provide in actually conducting planning for the designated area(s). I am in agreement with you, that a strong resident input is essential for the type of project we have

James Wright Associates, Inc. 1182 W. Peachtree St., NW • Suite 306 • Atlanta, Ga. 30309 • 404 / 873-1875

discussed. Also, I would be interested in providing a strong socio/economic base to any plan designs which are developed. I think it is essential that any housing communities which are planned should coincide with the actual needs, values, aspirations and life styles of residents that will live therein.

For the initial phase of the services which I propose, I think the most desirable and equitable mutual arrangement would be on a per diem basis. I would provide services outlined above at the rate of $200 a day plus expenses. Itemized invoices would be submitted to you on a regularly scheduled basis for services performed.

When a project area is designated and a planning approach outlined, I could then develop a proposal for providing planning, community organization and design services. Such a proposal would be contingent upon our selection of a designated site.

I am quite confident that we could become involved in a very exciting housing program within South Carolina. Our philosophies regarding community planning are synonymous. Your interest in expanding housing planning and programs for the Southern Regional Council is commendable. I look forward to the opportunity of working with you in this exciting endeavor.

Best regards.

Sincerely,

JAMES WRIGHT ASSOCIATES, INC.

James Lee Wright, Jr.

James Lee Wright, Jr., AIP
President

bah

Please Xerox

Summary of a Conference

on

Comprehensive Economic Development in the

Coastal Plains Area of South Carolina

Penn Center

Frogmore, South Carolina April 21-23, 1971

A group of about fifty persons assembled at Penn Center, Frogmore, South Carolina, April 21-23, 1971 for the purpose of exploring the possibilities of developing a comprehensive and coordinated strategy for economic development in the coastal plains area of South Carolina.

Those present included representatives of several community and economic development projects in South Carolina, the South Carolina state government, South Carolina State College, the Federation of Southern Cooperatives and several national foundations, church mission boards and governmental agencies. (The full roster of those registered is attached to this summary.)

Mr. John Gadson, Mr. Rodney Albert and Mr. Charles Washington shared the role of chairman.

Wednesday evening, April 21

This was a very free-wheeling introductory session. The participants introduced themselves. The general purpose of the conference was explained. The discussion ranged widely over the problems facing the poor and black people of the South Carolina coastal plains region. There emerged a general consensus that the entire region shares many problems in common, that these are well known to the participants in this conference and that the group was ready to move on to discussion of lines of action to deal with the problems.

Thursday Morning, April 22

The opening statement at this session was made by Mr. James Clyburn, Assistant to South Carolina Governor John West for Human Resource Development. Mr. Clyburn reported in some detail on the plans of the governor's office in the fields of housing, education, health services and elimination of hunger.

Housing is the top priority on Mr. Clyburn's agenda. Almost half the housing in South Carolina is sub-standard. A bill has been introduced into the state legislature to create a State Housing Authority. A bill has also been prepared dealing with the problem of settling certain cloudy land titles.

The education problem in South Carolina is reflected in the current 52% drop-out rate before high school graduation. Mr. Clyburn's aim is a

compensatory education program with emphasis on child care centers and a head-start type effort. Human resource money is being sought from the Coastal Plains Regional Commission for special educational effort in certain planning districts within the coastal plains area .

One problem in the health field is the fact that the State of South Carolina has no policy on health. Mr. Clyburn is emphasizing the importance of ambulatory health services which will get poor people out from under the high costs of hospital care. Governor West is planning to call a state-wide conference on health sometime in 1972.

With regard to the hunger problem, Mr. Clyburn pointed to the small percentage of school cafeterias which have a breakfast program. He also stated that only about 50% of eligible people in the state are receiving food stamps. He announced that beginning May 1, food stamps will be mailed to welfare recipients.

The remainder of the morning was devoted to discussion with Mr. Clyburn regarding the issues presented by him and a good many others. Among specific suggestions addressed to Mr. Clyburn were these:

1. The state government should seek ways to protect black people's ownership of land and homes. Mortgage insurance and programs to increase income were suggested.

2. There is need for programs of title clearance..
3. The big money must come from federal sources.
4. The state should require that a substantial proportion of new housing be built by Blacks.

Some unhappiness was expressed that the governor's program as presented by Mr. Clyburn did not seem to be sufficiently comprehensive in dealing with the broad range of problems facing poor people. Mr. Clyburn's response was that resources are insufficient to do everything at once and that concentration on certain priority issues is essential if any progress is to be made.

Thursday afternoon, April 22

At this session representatives of various projects were asked to describe their economic development programs.

South Carolina Council on Human Relations. - Paul Matthias

The key economic development program is called RURAL (Retention, Utilization, Reclamation and Acquisition of Land) It is focussed in Bamberg County. An inventory has been made of land owned by black people. The project is now moving into a feasibility study with regard to the possible uses of this information. Ultimately program alternatives will be presented to the black land owners.

State-Wide Homes Foundation - Rodney Albert - reported in the absence of Rev. I. DeQuincey Newman.

SHF has acquired development sites in several areas of the state. It has

been approved by SEC to float bonds up to $1,000,000. A local housing corporation has been set up at Great Falls and 100 acres of land has been purchased. Hundreds of individuals have built homes in various parts of the state.

Rural Missions - John's Island - Rev. Willis Goodwin

This project started with day care centers but has moved in several directions including a health clinic and a pickle Coop. Plans under development include a sea food cooperative, preventive medicine program, expansion into fresh market produce, and a handcraft cooperative. Land titles are a serious problem in this area. Helping agencies have been the United Methodist, Lutheran and Mennonite Churches.

Sea Island Cooperative - Mr. P. T. Seabrook

This is an old cooperative in Frogmore. Mr. Seabrook's presentation emphasized the problems of inadequate member loyalty and participation due, in his opinion, to failure of the coop. to maintain educational programs for members, board and management.

Penn Center Tomato Growers Coop. - Mr. George Parris

This is a new cooperative with about 75 members representing about 300 acres. The cooperative has a tomato grader and intends to grade and market tomatoes for its members.

South Carolina Commission on Farm Workers - Mr. Al Fields

The Commission sponsors several buying clubs, has plans for a crabbing cooperative and is thinking about a construction company in the low income housing field.

Comprehensive Health Service - Mrs. Laura A. Bush

Several county and multi-county comprehensive health services were represented in the conference. Time permitted only a most sketchy presentation regarding their program. Environmental programs for preventive health are emphasized.

Williamsburg County Program - Rev. O. J. Nelson

This program emphasized leisure time activities for the aging.

As a part of this round-up, the group also heard briefly from Mr. Roy Williams of the Farmer Cooperative Service, U.S.D.A. and Mr. Jesse P. Perry, Jr. of the Rockefeller Foundation.

Mr. Williams described the kind of technical help the FCS could provide to the area through a multi-county cooperative development cooperation. Mr. Perry stated some of the questions any foundation would ask a group presenting a proposal for funding:

1. What do you want to do?
2. How do you propose to do it?
3. What resources do you already have available?
4. How long will it take to do it?
5. To whom else have you talked about it?

Following a coffee break the group moved into a general strategy session.

Shirley Greene listed some of the areas which might be included in a comprehensive development package: economic, housing, health, education, welfare, transportation. Also some of the factors which will be required: People, land, capital, credit, legal aid, technical assistance, training, management, political power. Also some of the sources for some of the factors are governmental agencies, foundations, churches.

Jim Pierce made a statement emphasizing the value and importance of agricultural coops in such a rural area as this where there is little likelihood of any considerable industrial development.

Ira Kaye pointed out the possibility of many jobs in such service areas as housing, health, education and day care. The picture is not simply industry <u>or</u> agriculture.

The general discussion developed, among others, the following main points:

-- The need of the area is for a comprehensive approach to development.

-- The situation is one of urgency. Bureaucratic procedures are too slow. Self-help coops are the key.

-- An alternative to the coop is the community development cooperative.

-- Legal services are an essential component of development.

-- CAP agencies should write legal aid into their budgets.

-- A community land trust might be a possibility.

-- Land is important, but it is not enough for black people to own it; they must be in position to use it in a profitable way.

Evening Session, April 22

This session zeroed in on the central question of the feasibility and desirability of some kind of coordinating committee or organization for development in the coastal plains area of South Carolina.

After considerable discussion of pros and cons and alternative patterns of organization, the group voted to proceed to the organization of an Ad Hoc Committee on Development. There were no dissenting votes.

After further discussion it was voted that a few minutes be allowed for consideration of what such a committee should do, after which the chairman of this session (Mr. Charles Washington) should appoint the Ad hoc Committee from among the South Carolina people invited to this meeting. There were some dissenting votes on this motion.

The chairman declared a brief recess during which he asked each person to write out his suggestions as to what the Ad hoc Committee should do.

When the group reconvened, the chairman announced the following personnel for the Ad hoc Committee (supplemented by one person elected to the committee on Friday morning)

Mr. John Gadson, Frogmore
Mr. Rodney Albert, Columbia
Mrs. Laura A. Bush, Bluffton
Mr. Al Fields, Charleston
Rev. Willis Goodwin, John's Island
Mrs. Catherine Lewis, Conway
Rev. O. J. Nelson, Kingstree
Mrs. Eunice Rush, Orangeburg
Mr. George Smith, Frogmore
Mr. G. T. Twitty, Kingstree

Mr. John Gadson was later elected chairman by the Committee.

The Ad hoc Committee was asked to collect the papers, to meet following the evening adjournment to define their task, and to report back to the full group in the morning.

A motion to adjourn was lost. After a couple of other motions designed to define the functions and limits of the Ad hoc Committee were also debated and lost, a motion to adjourn was carried.

Friday Morning, April 23

The Ad hoc Committee reported five points defining its functions and responsibilities for the immediate future:

1. The Committee is to undertake a "study" to determine the areas in which there would be advantages for a coalition of effort.

2. The Committee recommends that the geographical area for this coalition effort be defined as the coastal plains of South Carolina.

3. The Committee is to develop a short statement of objectives based on the discussions of this conference.

4. The Committee is to call a conference of South Carolina coastal plains people to accept or reject the findings of the Ad hoc Committee.

5. All these steps are to be taken within the next 90 days (amended by the group to "60 days").

These recommendations, with the amendment noted were approved by the conference. In the discussion the following additional points and clarifications were made:

Penn Center is seen as the focal point for this effort at least for the initial period.

The summary of this conference is to be sent to all persons who expressed interest in the conference as well as those who attended.

The offer of legal aid on land titles extended by Haywood Burns of the National Conference of Black Lawyers should be followed up promptly by the Ad hoc Committee.

Contact should be made by the Committee with the South Carolina state economic opportunity office.

The Ad hoc Committee is to search as diligently as possible for all local development groups and projects in the coastal plains area for invitation to the next meeting.

The Ad hoc Committee is to make every reasonable effort to secure the ideas and views of poor people as in-put for planning the coalition effort.

Whatever funds remain after covering the expenses of this conference from the $1000 grant of the United Methodist Rural Economic Development Action Program will be available for the further expenses of the coalition effort as determined by the Ad hoc Committee.

The representatives present from the Episcopal General Council Special Program and the Lutheran Church in America Board of American Missions agreed to see if their agencies could provide some grant money to assist the coalition effort.

It was agreed that funds for the coalition effort are to be handled for the present by Penn Center under the supervision of Committee Chairman John Gadson.

Chairman Gadson was granted authority to add members to the Ad hoc Committee.

The chairman requested all participants to send to him in writing their feelings and reflections regarding the conference.

In addition to these matters of business, a very helpful discussion was led by Charles Washington and Zack Townsend, attorneys, regarding legal problems related to land ownership. Topics covered included: ways of getting a moratorium on tax sales; problems of partition sales; problems of inadequate wills; problems of mortgage foreclosures.

John Gadson expressed appreciation to all who had participated in the conference. The group expressed appreciation to John Gadson and Penn Center.

The conference adjourned at about 11:30 A.M.

Summary by

Shirley E. Greene

SEG:dedh

Conference on

COMPREHENSIVE ECONOMIC DEVELOPMENT IN THE COASTAL PLAINS AREA

of

South Carolina

Mr. Rodney Albert
South Carolina on Human Relations
1420 Lady Street
Columbia, South Carolina 29201

Mr. Thomas C. Barnwell, Jr., Director
Beaufort-Jasper Comprehensive Services
P. O. Box #1057
Hilton Head, South Carolina 29928

Rev. Merle Boos
Lutheran Church in America
Board of American Missions
327 South LaSalle Street- Room #332
Chicago, Illinois 60604

Mr. Robert S. Browne
Black Economic Research Center
112 West 120th Street
New York, New York 10027

Mr. Haywood Burns
National Conference of Black Lawyers
112 West 120th Street
New York, New York 10027

Mrs. Laura A. Bush
Box #172
Bluffton, South Carolina 29910

Mr. John C. Cole
South Carolina Commission for Farm Workers
285 Meeting Street
Charleston, South Carolina 29401

Rev. J. Harry Crout
S.C. Synod, Lutheran Church in America
P. O. Box #11487 - Capital Station
Columbia, South Carolina 29211

Mr. James L. Dodd, Jr., Director
Public Information, Department of
Health, Education & Welfare
Peachtree - Seventh Street Building
Atlanta, Georgia 30323

Mrs. Mildred A. Dorsey
Comprehensive Health Services
P. O. Box #122
Port Royal, South Carolina 29935

Mr. Al Fields
1008 Lan 60 Avenue
Charleston, South Carolina

Rev. Edward Francis
Route #1 - Box #290
Moncks Corner, South Carolina 29461

Mrs. Georgia S. Good
Orangeburg County Consumer
Health Council
Orangeburg, South Carolina 29115

Mr. John Gadson
Penn Community Services
Frogmore, South Carolina 29920

Rev. W. T. Goodwin, Acting Director
Rural Mission, Inc.
Route #1 - Box #454
John's Island, South Carolina 29455

Mr. Shimon Gottschalk
14 Doran Road
Wayland, Massechusetts 01778

Rev. Shirley E. Greene
475 Riverside Drive - Room #363
New York, New York 10027

Mr. John W. Handy
Black Economics Research Center
112 West 120th Street
New York, New York 10027

Mr. R. L. Hurst
South Carolina State College
Orangeburg, South Carolina 29115

Mr. Ira Kaye
Office of Economic Opportunity
1200 Nineteenth Street, N.W.
Washington, D. C. 20500

Mr. Andrew Kidd
Route #1 - Box #132
Bluffton, South Carolina 29910

Mrs. Catherine Lewis
Harry-Georgetown
Conway, South Carolina 29526

Conference on

COMPREHENSIVE ECONOMIC DEVELOPMENT IN THE COASTAL PLAINS AREA

of

South Carolina

Mrs. Mildred C. Mallory
602 Carteret Street
Beaufort, South Carolina 29902

Mr. Marcus Mathews
100 Maryland Avenue, N.E.
Room #104-A
Washington, D. C. 20002

Mr. Paul W. Matthias
South Carolina Council on Human Rklations
1420 Lady Street
Columbia, South Carolina 29201

Mr. Andrew Marrisett
P. O. Box #218
Frogmore, South Carolina 29920

Mr. Rubuptene Magyck
Route #1 - Box #318-A
Cross, South Carolina 29436

Mrs. Ollie M. McAlister
Beaufort-Jasper N.Y.C.
602 Carteret Street
Beaufort, South Carolina 29902

Mr. Joseph McDomick, Jr.
Penn Center
Frogmore, South Carolina 29920

Mrs. Frieda R. Mitchell
P. O. Box #19
Sheldon, South Carolina 29941

Mr. Daniel B. Mitchell
Black Economic Research Center
112 West 120th Street
New York, New York 10027

Mrs. Willie Mae Mitchell
Route #1 - Box #111
Bluffton, South Carolina 29910

Mr. O. J. Nelson
United Methodist Church
P. O. Box #296
Kingstree, South Carolina 29556

Mrs. Rosa Nesbitt
Route #1 - Box #146
Younges Island, South Carolina 29494

Mr. I. DeQuincey Newman
1523 Handen Street
Columbia, South Carolina 29203

Mr. Roger Nott
Economic Opportunity Council
Conway, South Carolina 29526

Mr. Jim Pierce, Executive Director
National Sharecroppers Fund
1947 Lansdale Drive
Charlotte, North Carolina 28205

Mr. J. P. Perry, Jr.
The Rockefeller Foundation
111 West 50th Street
New York, New York 10020

Eunice M. Rush
Orangeburg County Consumer
Health Council
Orangeburg, South Carolina 29115

Mrs. Laird Scott
Rural Mission, Inc.
Route #1 - Box #454
John's Island, South Carolina 29455

Mr. P. T. Seabrook
Box #25
Frogmore, South Carolina 29920

Mr. George Smith
Penn Center
Frogmore, South Carolina 29920

Conference on

COMPREHENSIVE ECONOMIC DEVELOPMENT IN THE COASTAL PLAINS AREA

of

South Carolina

Rev. Levern Stevenson
P. O. Box #538
Ridgeland, South Carolina 29936

Mrs. Muriel Tillinghast
Episcopal Church Center
815 Second Avenue
New York, New York 10017

Mr. Zack E. Townsend, Attorney
South Carolina Human Relation Center
205 Amelia Street
Orangeburg, South Carolina 29115

Mr. G. T. Twitty
Santee Coop.
Kingstree, South Carolina 29556

Mr. Charles E. Washington, Jr.
Star Route #1 - Box #331
Beaufort, South Carolina 29902

Mr. Raymond Williams
Farmers Cooperative Service
U. S. Department of Agriculture
Washington, D. C.

Mr. Clarence Wright
Southern Regional Council
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

SOUTH CAROLINA CONSULTATION AT PENN CENTER

Invitation were sent to the following people:

Mr. Rodney Albert
South Carolina Council
On Human Relations
1420 Lady Street
Columbia, South Carolina 29201

Mr. Robert Browne
Black Economic Research Center
112 West 120th Street
New York, NY 10027

Mr. Robert Bushy
Sears Roebuck Foundation
3333 Arthington Street
Chicago, Illinois 60607

Mr. Charles Coss
Coastal Plains Regional Commission
2000 L Street, N.W.
Washington, DC

,231

Rev. John Coleman
National Division
United Methodist Board of Missions
475 Riverside Drive
New York, NY 10027

Mr. Leslie Dunbar
Field Foundation
100 East 85th Street
New York, NY 10028

Dr. Norman E. Dewire
J.S.A.C. - Room 1700
New York, NY 10027

Miss Doris Duke
The Doris Duke Foundation
41 East 57th Street
New York, NY 10022

Mr. George Esser
Ford Foundation
P. O. Box 792
Chapel Hill, North Carolina

Mr. Bryant George
Ford Foundation
320 East 43rd Street
New York, NY 10017

Mrs. Deborah M. Greenberg
Aaron E. Norman Fund
575 Madison Avenue
New York, NY 10022

Rev. Robert E. Johnson
Board of National Missions
United Presbyterian Church
USA
475 Riverside Drive
New York, NY 10027

Rev. Reuben Jessop
Board of Social Ministries
Luthern Church of America
231 Madison Avenue
New York, NY 10016

Mr. Ira Kaye
Office of Economic
Opportunities
1200 19th Street, NW
Washington, DC

Miss Betty Letzig
National Division
United Mehodist Board of
Missions
475 Riverside Drive
New York, NY 10027

Dr. John McDowell
Department of Social
Justice
National Council of
Churches
475 Riverside Drive
New York, NY 10027

Rev. Joseph McSweeney
Campaign for Human
Development
1312 Massachusetts Ave.
Washington, DC 20005

Mr. James Pierce
National Sharecroppers Fund
1947 Lansdale Drive
Charlotte, North Carolina 28205

Mr. Stewart Perry
Cambridge Institute
56 Boylston Street
Cambridge, Massachusetts

Mrs. Viola Plumer
Episcopal Church Center
815 Second Avenue
New York, NY 10017

Mr. Charles Prejean
Federation of Southern Cooperatives
52 Fairlie Street, NW
Atlanta, GA 30303

Mr. David Ramage
Center for Community Change
1000 Wisconsin Avenue, NW
Washington, DC

Rev. Albert Simmons
Presbyterian Church, USA
P. O. Box 1298
Gainsville, GA 30501

Mr. Willis Sloane
Department of Labor
Washington, DC

Mr. Edward Sylvester, Jr.
Cooperative Assistance Fund
Suite 303
1325 Massachusetts Avenue, NW
Washington, DC 20005

Mr. John W. Gadson Sr.
Penn Community Services, Inc.
Frogmore, South Carolina 29920

Rev. Philip Young
P. O. Box 153
Blacksburg, Virginia 24060

Rev. Arnold Tiemeyer
Board of American Missions
Luthern Church in America
327 South LaSalle Street
Chicago, Illinois 56060

Rev. Milton Upton
Board of Homeland
Ministries
United Church of Christ
287 Park Avenue, South
New York, NY 10010

Mr. Thomas Wahman
Rockefeller Brothers Fund
30 Rockefeller Plaza
New York, NY 10020

Rev. Lucius Walker
I.F.C.O. - 5th Floor
475 Riverside Drive
New York, NY 10027

Rev. Frank White
D.C.L.M. - 5th Floor
475 Riverside Drive
New York, NY 10027

Rev. Woodie White
Commission on Religion
and Race
United Methodist Church
100 Maryland Avenue, NE
Washington, DC

Mr. Roy Williams
Farmers Cooperative Service
U.S. Department of Agriculture
Washington, DC

Mr. Beekman Winthrop
3722 Benton Street, NW
Washington, DC 2007

Mr. Walter Valverde
EDA - O/Ta/Training Division
Department of Commerce
14th & Pennsylvania Avenue, NW
Washington, DC

Mr. Harold Long
Special Assistant to
Farmers Homes Administration
14 & Independence Avenue
Room 5022
Washington, DC 20250

Mr. Perry Vedder
Loan Officer
Small Business Administration
1310 L Street, NW
Washington, DC 20417

Senator Fritz Hollings
Senate Office Building
Washington, DC

Dr. Charles W. Talley
Synod Executive
1215 Market Street
Cheraw, South Carolina 29520

Rev. Wallace Friday
1420 Lady Street
Columbia, South Carolina 29201

Miss Elizabeth Raspolic
Center for Community
Planning
Health, Education and
Welfare
4th and Independence
Room 3753
Washington, DC

Mr. Samuel C. Jackson
Assistant Secretary
for Community Planning
and Management
Department of Housing
and Urban Development
451 7th Street, SW
Washington, DC 20410

Lt. Colonel William Earl
Brown Jr.
Special Assistant
Office of Secretary of
Defense
Special Assistant
Pentagon
Arlington, Virginia

SOUTH CAROLINA STATE HOUSING AUTHORITY COMMISSIONERS

Appointed by Governor West, August 18, 1971

Mr. Hugh C. Lane, Chairman of the Board (Chairman of the Authority)
The Citizens & Southern Corporation
P. O. Box 1039
Charleston, S. C. 29402 (577-4100)

Mr. Hemphill Pride, II (Vice-Chairman of the Authority)
Attorney at Law
924 Hampton Street
Columbia, S. C. 29201 (252-7278)

Mr. John Hardin, President
First Federal Savings & Loan Association
P. O. Box 751
Rock Hill, S. C. 29730 (327-2066)

Dr. R. L. Hurst
Director of Development, Planning & Research
South Carolina State College
Orangeburg, S. C. 29115 (534-6560 ext. 274)

Rev. I. D. Newman, Chairman & President
Statewide Home Foundation, Inc.
1523 Harden Street
Columbia, S. C. 29204 (253-6050)

Mr. Sheddie Tetterton
Tetterton & Riddick, Inc.
P. O. Box 309
Camden, S. C. 29020 (432-5108)

Ex Officio Commissioners

Governor John C. West
State House
Columbia, S. C. 29201 (758-3261)

Dr. E. Kenneth Aycock
State Health Officer
State Board of Health
2600 Bull Street
Columbia, S. C. 29201 (758-5445)

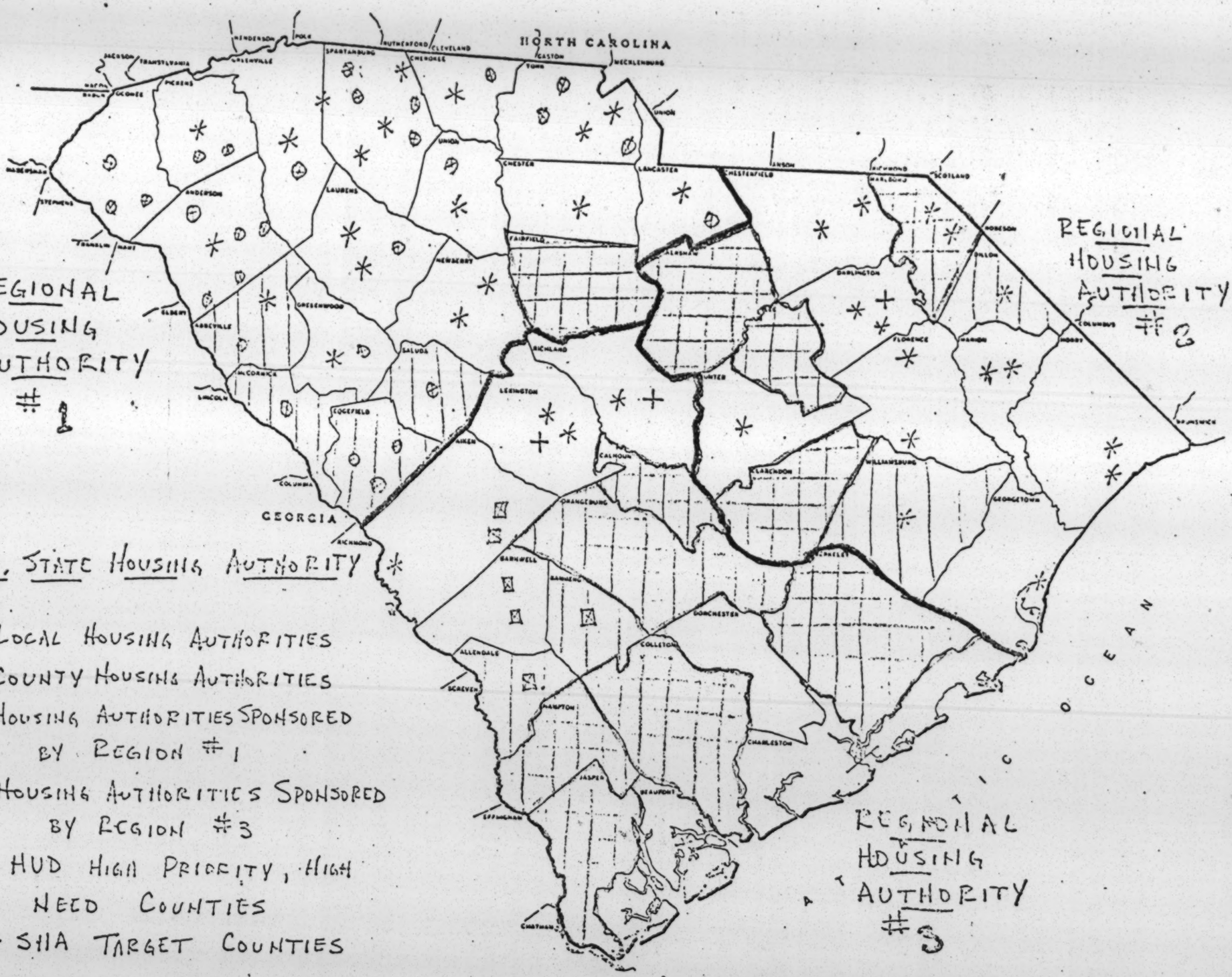
Hon. Grady L. Patterson, Jr.
State Treasurer
State Treasurer's Office
P. O. Box 11568
Columbia, S. C. 29211 (758-2118)

Hon. P. C. Smith
State Auditor
205 Wade Hampton Office Building
Columbia, S. C. 29201 (758-3106)

TARGET COUNTIES FOR STATE HOUSING AUTHORITY ACTIVITIES

November 17, 1971

Berkeley
Calhoun
Clarendon
Colleton
Fairfield
Hampton
Jasper
Kershaw
Lee
Marlboro
Orangeburg


NORTH CAROLINA
GEORGIA
OCEAN
REGIONAL HOUSING AUTHORITY #1
REGIONAL HOUSING AUTHORITY #2
REGIONAL HOUSING AUTHORITY #3
S.C. STATE HOUSING AUTHORITY
* - LOCAL HOUSING AUTHORITIES
+ - COUNTY HOUSING AUTHORITIES
- HOUSING AUTHORITIES SPONSORED BY REGION #1
- HOUSING AUTHORITIES SPONSORED BY REGION #3
- HUD HIGH PRIORITY, HIGH NEED COUNTIES
- SHA TARGET COUNTIES
11/17/71

E.Y.
my memo to Wright was for his info. & consideration for becoming involved at some future date when a specific project was underway.

Southern Regional Council, Inc.
5 FORSYTH STREET, N. W. ATLANTA, GEORGIA 30303
522-8764

PAUL ANTHONY
EXECUTIVE DIRECTOR

December 28, 1971

MEMORANDUM

TO: Mr. James Wright

FROM: Art Campbell

RE: Rural Housing in South Carolina

This is a brief statement of the kind of activities I would like to become involved in in South Carolina.

Generally our purpose is to stimulate housing development in those rural areas where the greatest need exit. We strive to work directly with residents of these areas in defining their housing problems and then help pull together the necessary resources for developing effective housing programs.

As I see it now, the project I am proposing would entail the following activities:

A. Identify target areas. These would be primarily areas not served by a housing authority or one that has an inactive authority.

B. Develop demographic data on selected areas (especially on housing needs as measured by dilapidation).

C. Conduct field surveys of the selected area for the purpose of identifying leaders and existing housing program. Would also contact local

residents interested in developing low cost housing. Work thru existing co-op's, CAPs and other neighborhood organizations.

D. Help organize workshops involving technicians and local residents to develop strategies for dealing with the local community's housing problem. Depending on an assessment of the local situation I would want to pursue the following courses:

1. Organize non-profit sponsors to develop co-op housing.

2. Package applications for loans under the Farmers Home Administration 502 program.

3. Organize a housing authority or reactivate existing authority to build public housing (incl. section 23 leased, turnkey and conventional).

E. Help organize teams of professional consultants to develop the housing program. (Attorneys, planners, architects, bldg. contractors)

F. Act as advocate planner for the local residents.

1. Convene workshops for in-depth explanation of certain housing programs.

2. Develop preliminary plans reflecting concerns of local residents. Work with professional consultants on behalf of residents.

3. Explore possible long range housing-related economic developments.

G. On-going consultations/assistance in implementing housing strategies.

As I mentioned earlier, there are five or six individuals that I would have to touch base with become becoming actually involved in this type of venture in South Carolina.

Jim Wright → 1 Feb 72

- called Hayes → Greer ~~Worth Bennett~~ ~~fall trip~~
  reception → Thursday

  funds short for planning →
  → neighborhood renewal program

- progress to date
- who working in Comm. Agency?

- Talked to David Treadtor in Columbia →

- Gaffney, S.C. → another Comm. need asst.
  near Spartanburg.

- memos → time / progress

February 8, 1972

M E M O R A N D U M

TO: Mr. Arthur Campbell
Director of Planning
Southern Regional Council

FROM: James L. Wright, Jr.
President

SUBJECT: Efforts to locate potential housing projects in South Carolina

On February 3, 1972, I met with the Mayor Worth Barnett of Greer, South Carolina. The purpose of the meeting was to determine the status of planning for an area of the city that was being considered for potential urban renewal and low and moderate income housing development. Mayor Barnett spent some time explaining the history and current status of the project and personally drove me through the entire area while highlighting characteristics and features of the neighborhood.

The area in consideration is named Sunnydale. It was once a typical minority community which are characteristically located on the outskirts of small towns throughout the southeast and southwest. It has now been incorporated into the city. The area has traditionally been without basic facilities and services such as sewer, water and recreation. The streets are also largely unpaved or run down. Many other necessary services are also inadequate, such as stores, shops, convenience centers, recreation areas, etc.

The area is characterised by single family framed structures. The density is not excessive as single family units do predominate. There is a substantial amount of dilapidated structures which are unfit for human habitation. There are some redeeming features, such as a newly constructed multi-family development in the heart of the neighborhood. The general land use and density pattern would allow some very favorable reuse treatment of the overall site.

Mayor Barnett is committed to making improvements in the area. Since he has assumed office, some streets have been paved, a sewer and water grant has been applied for, and he has negotiated with the Greenville Planning Commission as well as Spartanburg County Planning Commission for assistance in developing a workable program as the initial step toward undertaking of a urban renewal project. He indicated that the City of Greer does not have funds at this time to retain professional consultant assistance. However, he is quite interested in receiving professional help. This is the reason that he has been negotiating with the Greenville and Spartanburg County Planning Commissions to receive whatever limited assistance they can provide.

I outlined to Mayor Barnett the possibility of assistance from the Southern Regional Council. He looked over the memorandum you sent me which outlined services which the Southern Regional Council could possibly provide. His interest was high and he expressed a strong desire to discuss the matter further and pursue it with his council, housing authority director, and planning commission members. He has tentatively scheduled a meeting for February 17, 1972 at 7:30 p.m. in the evening. The meeting would consist of members of Council, the Greer Planning Commission, and the Director of the Greer Housing Authority. He also suggested that I contact some staff members in the Greenville County Planning Commission to discuss with them the possibility of assistance if the Southern Regional Council should become involved in planning for the area.

I indicated to Mayor Barnett that we would be interested in working with both the local officials as well as neighborhood leaders. He indicated that there were some recognized neighborhood leaders and at least the nucleus of a community organization in the Sunnydale area. He suggested that it would be quite favorable to work with the community residents. The predominating population in the designated area is Black.

I indicated that I would be in touch with him prior to the February 17th meeting. It appears to me that there is a very real potential for getting involved in a significant project within the Greer area. There is commitment from the Mayor, available resources from local Planning Commissions, and a very distinctive need which exists in the designated neighborhood. I will be very interested in discussing this potential project with you further.

February 8, 1972

Mr. Arthur Campbell
Director of Planning
Southern Regional Council
52 Fairlie Street
Atlanta, Georgia 30303

Dear Art:

This letter summarizes previous discussions which we have had regarding the assistance which James Wright Associates, Inc. can provide the Southern Regional Council in identifying target areas for possible development of low and moderate income housing projects in the state of South Carolina.

Carrying out the designated task, I will provide the following assistance: (1) meet with local officials, planners, agency administrators, community leaders, and any other persons who can provide information regarding the potential for development of low and moderate income housing in designated areas; (2) assimilate social-economic-physical data which will assist in determining the potential of designated project areas; (3) provide help in any meetings, liaisions, or negotiations, which you need to have with local officials, planners, or community leaders; (4) develop regular memoranda to be sent to you on the progress in efforts to locate housing targets areas.

For these services James Wright Associates, Inc. will be reimbursed the sum of $200 per day. This amount will cover all expenses. Invoicing will be based on the amount of actual hours spent in a given day which would constitute a percentage of the daily $200 fee.

James Wright Associates, Inc. 1182 W. Peachtree St., NW • Suite 306 • Atlanta, Ga. 30309 • 404 / 873-1875

THE TOTAL COMMUNITY DEVELOPMENT PROCESS: Planning • Evaluation • Management • Development

I am quite enthusiastic about the possibility of locating some low-moderate income housing target areas in South Carolina. I look forward to the opportunity of working with you in this exciting endeavor.

Sincerely,

JAMES WRIGHT ASSOCIATES, INC.

James Lee Wright Jr.

James Lee Wright, Jr., AIP
President

ACCEPTED

Arthur Campbell

Date

February 21, 1972

Mr. Arthur Campbell
Director of Planning
Southern Regional Council, Inc.
52 Fairlie Street., NW
Atlanta, Georgia 30303

For services rendered in assistance in selection of a potential planning/housing project in the state of South Carolina.

Professional services from February 1 thru February 20, 1972.

Accounts Payable in 10 days.

AMOUNT DUE $125.00

James Wright Associates, Inc. 1182 W. Peachtree St., NW • Suite 306 • Atlanta, Ga. 30309 • 404 / 873-1875

THE TOTAL COMMUNITY DEVELOPMENT PROCESS: Planning • Evaluation • Management • Development

DAILY INVOICE OF SERVICES RENDERED

● Instructions: 1. Submit one copy to contractor.
2. Complete one invoice per person, per day, per project.

● FROM/TO

James Wright Associates, Inc.
Suite 306
1182 W. Peachtree Street, NW
Atlanta, Georgia 30309

● ~~FROM~~/TO

Southern Regional Council, Inc.
Atlanta, Georgia

● PROJECT NAME

Housing Project Selection

● AMOUNT DUE

$ 75.00

● SERVICES RENDERED

Date Feb. 17, 1972 Rendered by James Wright, Jr.

Place _____ Hours 3 @ $25.00

Description _____

● EXPENSES

(If reimbursable--Submit receipts for all expenses.)

NONE

Lodging $ _____
Travel:
____ miles @ 10¢ _____
Meals _____
Other:
_____ _____
_____ _____

TOTAL $

● James L. Wright, Jr. (Signature of Sub-Contractor)

● Feb. 17, 1972 (Date)

DAILY INVOICE OF SERVICES RENDERED

● Instructions: 1. Submit one copy to contractor.
2. Complete one invoice per person, per day, per project.

● FROM/TO

James Wright Associates, Inc.
Suite 306
1182 W. Peachtree Street, NW
Atlanta, Georgia 30309

● ~~FROM~~/TO

Southern Regional Council, Inc.
Atlanta, Georgia

● PROJECT NAME

Housing Project Selection

● AMOUNT DUE

$ 50.00

● SERVICES RENDERED

Date Feb. 3, 1972 Rendered by James Wright, Jr.

Place Greer, S. C. Hours 2 @ $ 50.00

Description

● EXPENSES

(If reimbursable--Submit receipts for all expenses.)

NONE

Lodging $

Travel:
miles @ 10¢

Meals

Other:

TOTAL $

● James L. Wright, Jr.
(Signature of Sub-Contractor)

● Feb. 3, 1972
(Date)

February 21, 1972

Mr. John McCarroll
Phillis Wheatley Recreation Center
121 East Broad Street
Greenville, South Carolina

Dear John:

Thanks for your time and effort spent showing me around Greer and explaining the current situation.

I met with Mayor Worth Barnett and a full contingent of city officials on Thursday night. Iddid not get all the names of those in attendance but included were members of the Redevelopment Committee. Incidentally, this committee susposedly supercedes the housing aurhority. (It was a cordial meeting--in fact almost too cordial.)

I briefed them on the Southern Regional Council and explained that our interest was in helping low income communities across the South to start housing and physical development programs.

Apparently they had gotten the impression that SRC would hire Jim Wright (the Atlanta-based consultant I mentioned) to work for the City of Greer in developing traditional planning studies/programs (i.e. a comprehensive plan and workable program). I emphasized that we would want to work with the local government but not directly: But instead, through a local community group.

The officials said they wanted to do something about the communities that need physical improvements. They claim this is why they annexed certain portions of the Black community to Greer. However, little has been done.

Mayor Burnett said the Greenville Planning Commission has assigned a man full-time to Greer. His job would be to develop the plans necessary for completing a "workable program" for the city. A city is required by the U. S. Department of Housing and Urban Development to have such a program to be eligible for a variety of federal funds.

While I have not visited the planning commission, it is my belief that it would want to start a urban renewal project in Greer. Immediately, I see several drawbacks to this approach from the Black Citizens of Greer's view point. One, the process takes a long time to yield physical results. Two, and perhaps more serious, the city under this program will end up owning the land of a good chunk of the Black community. Of course, I can't say how extensive this will be in Greer because I don't know the proportion of Black property owners. A third aspect is that the urban renewal project could very well affect standard houses on well kept properties--especially since some good houses are scattered among the bad. (i.e. in the areas we drove through).

As I indicated, I would like to see a program of improvement developed by the Black community itself with the understanding and cooperation of the city of Greer--a kind of private renewal. I felt the city officials out on the idea of private renewal. They were not generally optimistic. Of course they were not responding to a specific plan.

What I have in mind is for the community with the leadership of a local group to organize its own "Development Commission." This group would not only develop its own program but would monitor the activities of the city and its planning representatives--the Greenville Planning Commission. The Housing and Planning Project (SRC) could act as the planning arm of the local organization (e.g. Black Concerned Citizens of Greer) and would help develop a program for the Black community. In this connection we would help locate outside resources.

Basically, I am suggesting that some short-range projects be initiated by the community itself withethe aim of tapping private funds. This could be housing or some type of park/ recreation program.

Let me say again that we don't have a great amount of resources that we are itching to find a place to spend them on. The development of low-income communities, especially Black, is simply a goal we are committed to. And I personally believe the community approach to improving run-down areas has a lot of merit since it stresses community iniative and self reliance.

Please let me know what you think about the suggestions I have made.

Sincerely,

Arthur C. Campbell
Co-Director
Housing and Planning

ACC/rh

Enclosures: Housing Discrimination Report
SRC Brochure
January-February SOUTH TODAY

March 1, 1972

M E M O R A N D U M

TO: Mr. Arthur Campbell, Director of Planning
Southern Regional Council
Atlanta, Georgia

FROM: James L. Wright, Jr. JLW,Jr.
President

SUBJECT: Potential Greer, South Carolina Housing Project

On February 25, 1972, I met with Mr. Coleman Shouss who is the Planning Director for the Greenville County Planning Commission, in Greenville, S. C. He helped clarity various matters pertaining to the potential Greer, S. C. housing project. Also, he recommended a possible approach which the Southern Regional Council may wish to take in planning and stimulating development of a housing project in the Sunnyside neighborhood of Greer, S. C.

He stated that the Greenville County Planning Commission is the only agency which is currently involved and will continue working with the Greer, S. C. Planning Commission. Initially, the Appalachian Regional Council had been contacted by the Mayor to do some work on the city's workable program. However, since that time, the Greenville Planning Commission has taken over all planning activities, and the Appalachian Regional Council will no longer be involved.

Currently, the Greenville County Planning Commission is preparing a general development plan for the community in addition to all other elements which are necessary for Workable Program certification by HUD. It is anticipated that the general development plan and other elements of the workable program will be completed within 60 days.

He indicated that the general development plan would not be specific in detail and nature. It would constitute an overall guide to growth and development in the community. Particularly with regard to housing, he indicated that there would be no detailed social-economic or housing data for identified deteriorating areas within the community. Particularly, with regard to Sunnyside, he indicated that there would be only general information concerning housing conditions and no specific plans regarding neighborhood development or housing needs in the area.

He indicated that he thought the Sunnyside project had a lot of potential. At the suggestion of possible SRC involvement, he was quite enthusiastic and offered whatever assistance would be needed to aid the Council in its efforts. His recommendation was that the Council consider the development of a detailed development plan for the Sunnyside area which would include an analysis of social economic elements as well as a more thorough investigation of physical conditions in the neighborhood and potential reuse opportunities. He said there would be no need for the SRC to become involved in efforts to complete elements of the Workable Program since the Greenville Planning Commission was currently responsible for this task.

Mr. Shouss also suggested that the SRC possibly work with a Mr. Dobbins who is Executive Director of the Greer Chamber of Commerce. His interest is in the provision of housing for low and moderate income families. Mr. Shouss thought Mr. Dobbins would be quite enthusiastic about the possibility of SRC involvement and would cooperate to the greatest extent possible in planning efforts.

As I indicated, Mr. Shouss was quite positive about the possibility of working with the SRC. In addition to the opportunity in Greer, he also indicated that there are certain deteriorating areas in Greenville that would possibly be able to use planning assistance from the SRC if there was an interest.

I believe he would be quite cooperative and helpful in any efforts that are undertaken. To assist in planning efforts he provided a set of base maps in addition to a copy of the Greer Zoning Ordinance, and outline of the general development plan. He indicated that as additional elements are developed in the workable program preparation he would make them available. He is interested in hearing from us further in regard to efforts in the Greer situation and also concerning the possibility of an involvement in Greenville planning efforts.

March 16, 1972

Mr. Arthur Campbell
Director of Planning
Southern Regional Council, Inc.
52 Fairlie Street, NW
Atlanta, Georgia 30303

For professional services from February 20 thru March 15, 1972.

Accounts payable in 10 days.

AMOUNT DUE $100.00

James Wright Associates, Inc. 1182 W. Peachtree St., NW • Suite 306 • Atlanta, Ga. 30309 • 404 / 873-1875

THE TOTAL COMMUNITY DEVELOPMENT PROCESS: Planning • Evaluation • Management • Development

DAILY INVOICE OF SERVICES RENDERED

Instructions: 1. Submit one copy to contractor.
2. Complete one invoice per person, per day, per project.

FROM/TO

James Wright Associates, Inc.
Suite 306
1182 W. Peachtree Street, NW
Atlanta, Georgia 30309

FROM/TO

Southern Regional Council
~~Atlanta, Georgia~~

PROJECT NAME

Housing Project Selection

AMOUNT DUE

$ 50.00

SERVICES RENDERED

Date 3/8/72 Rendered by James Wright

Place _____ Hours 2 @ $ 25.00

Description Meeting with Mr. Lee Floyd, Vice-President of C&S Bank- Columbia, S. C. to discuss possibilities of bank financing for low/moderate income housing.

EXPENSES

(If reimbursable--Submit receipts for all expenses.)

NONE

Lodging $ _____
Travel:
____ miles @ 10¢ _____
Meals _____
Other:
_____ _____
_____ _____

TOTAL $

James Lee Wright Jr.
(Signature of Sub-Contractor)

3/8/72
(Date)

DAILY INVOICE OF SERVICES RENDERED

Instructions: 1. Submit one copy to contractor.
2. Complete one invoice per person, per day, per project.

FROM/TO

James Wright Associates, Inc.
Suite 306
1182 W. Peachtree Street, NW
Atlanta, Georgia 30309

FROM/TO

Southern Regional Council
Atlanta, Georgia

PROJECT NAME

Housing Project Selection

AMOUNT DUE

$ 50.00

SERVICES RENDERED

Date 2/25/72 Rendered by James Wright

Place _____ Hours 2 @ $ 25.00

Description Travel to Greenville, S. C. and meeting with Mr. Colemann Shouss to discuss possible involvement of SRC in a housing project for Greer, S. C.

EXPENSES

(If reimbursable--Submit receipts for all expenses.)

NONE

Lodging	$
Travel: ____ miles @ 10¢	
Meals	
Other:	
TOTAL	$

James Wright, Jr.
(Signature of Sub-Contractor)

2/25/72
(Date)

SCATTER*- SITE PUBLIC HOUSING

GIVING HOUSING DISCRIMINATION THE "DOOR" An important legal battle in the League's long campaign for open housing was won recently. The **Illinois League** and the **LWVUS** were among several civil rights organizations submitting briefs in *Gautreaux* v. *Romney*, charging that the U.S. Department of Housing and Urban Development had violated the rights of blacks by not requiring that the Chicago public housing it funded be scattered throughout the city. On Sepember 10, the U.S. Court of Appeals found HUD guilty of racial discrimination. This decision appears to contradict the Administration's housing policy as it was defined by President Nixon: "It is not the policy of this government to use the power of the federal government or federal funds . . . to force integration of the suburbs." The Court's ruling could have extensive impact in other areas where Leagues are fighting efforts to restrict low-cost, federally supported housing projects to black districts rather than scatter them throughout the community. □

the National Voter
Nov 1971 Housing & Urb Dev

AC - any comment?
Rob to TW

FOR YOUR INFORMATION
ISAIAH TERMAN

THE AMERICAN JEWISH COMMITTEE

Institute of Human Relations • 165 East 56 Street, New York, N. Y. 10022 • PLaza 1-4000 • Cable Wishcom, New York

Date: January 7, 1972

To: Public and Private Groups and Individuals with an Interest in Scatter-Site Housing

From: Alexander Greendale, Director, Housing Division

Subject: A Ten Point Guide For Scatter-Site Public Housing

The American Jewish Committee believes firmly in the principles underlying scatter-site public housing. Yet it is cognizant of the fact that fierce resistance against racial and economic integration efforts by communities and local jurisdictions has contributed substantially to polarizing much of the country around these housing issues with a resultant slowing up -- and in some sections of the country even completely immobilizing -- federal, state and local housing programs.

It is with this in mind, and because AJC hopes that we can stimulate more housing starts as well as more racial and economic housing integration, that the enclosed Guidelines were developed.

We hope you will find them useful and welcome your comments.

AG:bg
Enclosure

71-690-25

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THE AMERICAN JEWISH COMMITTEE

A TEN POINT GUIDE FOR SCATTER-SITE PUBLIC HOUSING

# # # #

Adopted: National Housing Committee - 12/16/71
Raphael D. Silver, Chairman
Alexander Greendale, Director, Housing Division

Adopted: Domestic Affairs Commission - 12/16/71
Mervin H. Riseman, Chairman
Seymour Samet, Director, Social Action Department

Introduction

Jews are metropolitan dwellers and are directly affected by the polarization that results from metropolitan tensions. One of the high tension areas is housing. The shortage of housing and the scattering of public housing into middle-income communities has contributed in no small measure to intergroup confrontations by diverse ethnic, racial and religious groups. Scatter-site housing in particular requires more community relations efforts than any current housing program. The thesis underlying scatter-site housing is that by being dispersed into stable, middle-class communities, the poor will be helped to free themselves from the destructive bind which permeates so much of ghetto life. However, resistance from the middle-class communities throughout the country chosen for scatter-site public housing is fierce and unrelenting.

The American Jewish Committee has addressed itself to the conflicts that arise directly from our housing dilemma because of its concern for metropolitan Jewry in particular -- and all metropolitan dwellers in general -- and because it is a human relations agency that has, over the years, developed strategies and programs designed to depolarize and defuse divisive confrontations, and restructure them into more positive efforts.

As far back as 1949, AJC addressed itself to housing problems, and developed housing programs calculated to eliminate discrimination. At its 53rd Annual Meeting in 1960, AJC issued an urban-suburban Statement condemning restrictive zoning and housing segregation. In 1962, Irving Engel, Honorary President of AJC, testified before the Civil Rights Commission in Washington on housing discrimination in the District of Columbia and its suburbs. In 1966, AJC created the Department of Education and Urban Planning to deal with the desperate plight of the nation's cities. In a comprehensive policy statement (1967), AJC encouraged private and governmental efforts to promote housing integration, particularly as related to job opportunities which were beginning to open up in the suburbs. AJC testified before Congress on the Housing and Urban Development Act of 1968, urging that Congress stimulate the growth of balanced communities by offering meaningful incentives to both new and existing communities. In 1970, AJC created a National Housing Committee and charged it to deal directly with urban-suburban issues.

It is a matter of record that throughout the 60's, full and fair housing laws, as well as strong attacks by fair housing and civil rights groups against racial and economic housing discrimination, resulted in surprisingly little governmentally sponsored housing output. Housing shortages affect many of

the middle-class as well who are also in desperate need of governmental subsidies in order to buy into the housing market.

It is to get us back on the track of positive achievement that the Domestic Affairs Commission of the American Jewish Committee has adopted the following ten point guide for scatter-site public housing:

The Ten Points

1. Cities should plan scatter-site projects with middle-class communities in such a way as to alleviate their fears. The community should be assured that its own poor, young marrieds, elderly and returning veterans will receive first priority -- that the project will be open to all city residents and not just specific groups.

2. Essential services should be provided as needed and not after the project opens. Services should include adequate provisions for schools, police protection, sanitation, etc.

3. There should be outreach to all the major groups in these communities during the planning stages, and the expertise of civic and community relations groups be called upon and utilized.

4. The project should be within the density and size scale of the rest of the community. This may increase the cost, but the "social" benefits derived from this building-to-scale is well worth the price.

5. Consideration should be given to greatly expanding subsidized moderate income housing with a sizeable percentage of the units (20-25%) to be reserved for the poor. In general, moderate income housing enjoys much higher status than public housing.

6. Cities should adopt an admissions policy for scatter-site housing that will reassure the community. Psychologists, social workers and sociologists have been able to identify families with severe problems. Many of these families have made life untenable for their neighbors. Providing them with therapy services has, on the whole, not been considered a successful approach to their problems. Society must seek better solutions for these families -- housing by itself cannot provide the answer. Unfortunately, these families have contributed in no small measure to the destruction of public housing.

7. Cities should make strong provisions that when homes contiguous to the project go up for sale -- especially in the initial stage of project planning, building and occupancy -- they be neither "blockbuster" inspired nor "blockbuster" bought. This has happened often in the past. It is at this crucial time that the stability of the neighborhood may be in jeopardy.

8. Innovative home ownership co-op or condominium public housing should be explored. The Columbus, Ohio Housing Authority has successfully initiated high-rise home ownership. Home ownership appeals to the middle-class and would win much favor among them. It calls upon self-help principles inherent in our tradition and national character.

9. The concept of the Dayton, Ohio Plan in providing for scatter-site housing should be utilized. The political leadership in Dayton and its five surrounding counties each agreed to accept their share of the poor. The political leadership did an excellent educational job with respect to their constituencies. Community acceptance related to the fact that there was a plan. Most middle-class whites flee from the poor because they are convinced their neighborhood will quickly change and deteriorate. The Dayton Plan assured middle-class suburban communities they would only be asked to absorb a specific number of poor -- and no more.

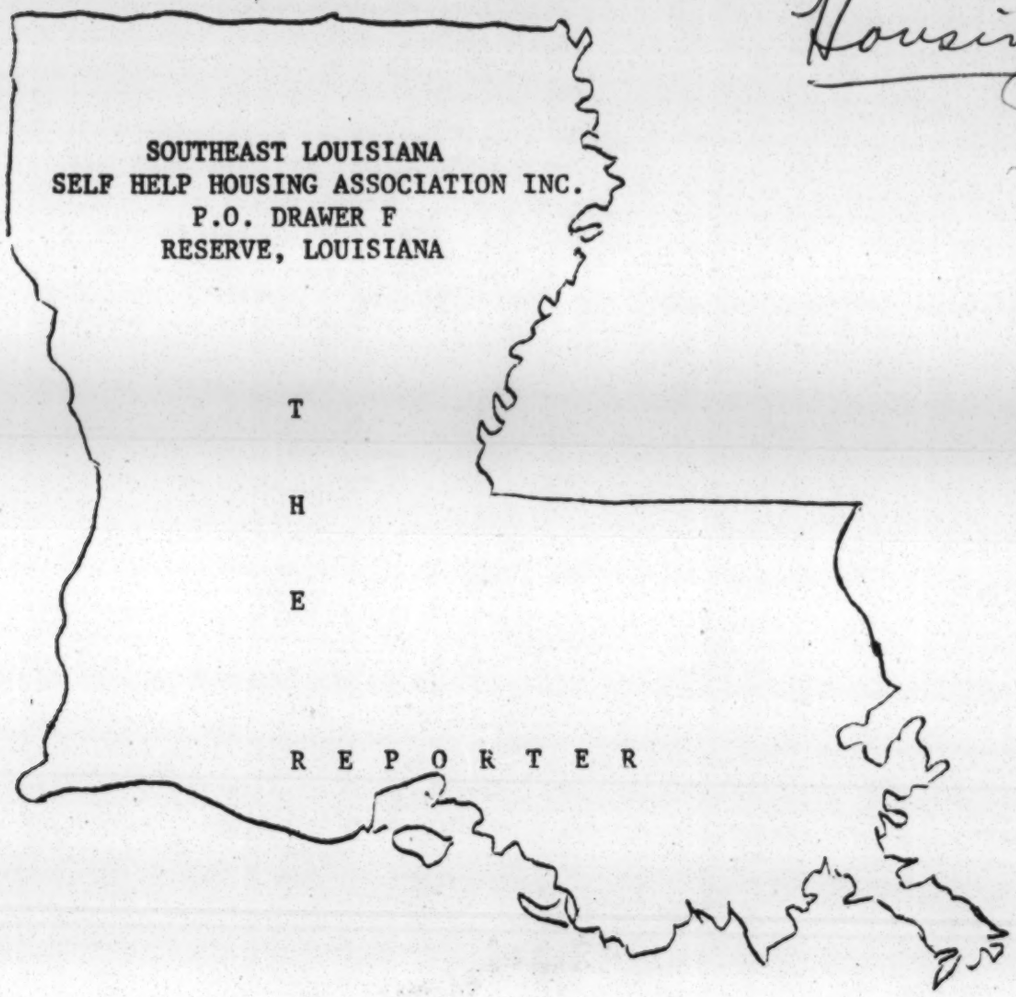
10. All states should pass legislation that adopts the principle in recent Massachusetts legislation (Connecticut has an improved version), which allots a certain percentage of unused land in every jurisdiction for low and moderate income housing, thus sharing the responsibility on an equal community to community basis.

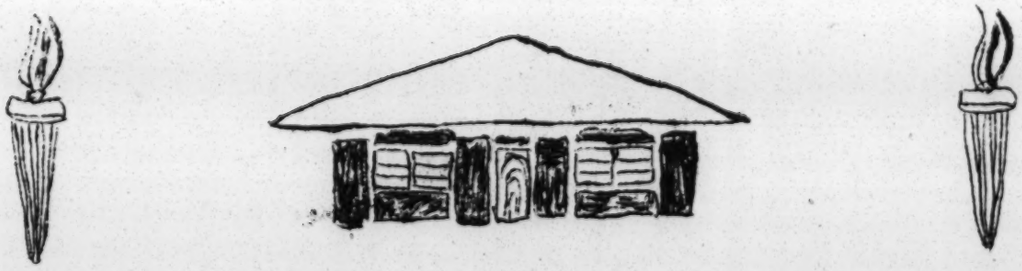
Conclusion

For scatter-site public housing to succeed, cities and communities must learn to work cooperatively, and this entails compromise. Hopefully, the above ten points will provide guidelines to what we all desire -- a decent place to live for all Americans.

AG:bg
12/29/71
71-690-22

Housing South





VOLUME NO V RESERVE, LA. MARCH 1970

EDITED BY HENRY WOLFE, JR.
PROGRAM COORDINATOR

FRANK LAPEYROLERIE
DIRECTOR

PHILLIP LEWIS
PRESIDENT

EDITORIAL

"OF AND FOR THE PEOPLE"

Our monthly Reporter has made its way to many government agencies, in many states. This communication between agencies is good and praiseworthy.

However, it seems that we somewhat midsirected our efforts. For this news letter is really OF AND FOR THE PEOPLE. It is a report to the people for whom we work, namely the poor and the unsheltered. It is a report to the participants who have made the great sacrifice and are enjoying their new homes. It is a report to those who are now anticipating the day when they will be able to start construction on their own house.

Consequently, our Reporter will make its way not only to public agencies, but to the very doors of the poor and target area participants. They will be given the opportunity to read about themselves. They will be given the opportunity to influence the policies of the program which serve them, by filling out a questionnaire attached to the last page of the Reporter.

Personal interviews will be conducted in the homes of families and the results will appear in the Reporter.

We hope that our friends in other agencies will enjoy reading the Reporter, but more important than that, we intend for this news letter to truly be OF AND FOR THE PEOPLE.

Henry Wolfe, Jr.
Program Coordinator

PROPOSAL APPROVED

The President of the Board of Directors at Southeast Louisiana Self Help Housing Association, Inc., alone with the Director and Coordinator attended a conference in Washington, D. C. to discuss the directions of the program for the year 1970. Mr. Earl White, Director of St. James Community Action Program and Board member of Southeast Louisiana Self Help Housing Association, Inc. was also present.

Following that conference, a new proposal was drafted and accepted by the Migrant Division. One result of that new proposal is that this agency will have its own construction personnel on a full-time basis. One construction specialist and three construction supervisors will be available to work with our families.

BOARD TRAINING SET

The Board of Directors are scheduled to begin training on April 10, 1970. The training will be done by Shaw University, of Raleigh, North Carolina. The Board is made up of five (5) members from each of the parishes served by this program. It is their responsibility to represent the prople living in their area.

HOUSES NEAR COMPLETION

The Reserve and Edgard Projects are now very near completion. Most of the houses have been painted and the beautiful colors are pleasant to behold. The families are looking forward to moving in their new homes.

DEDICATION SET

Nine units of Self Help houses have been completed in Bertrandville, Assumption Parish , and dedication has been set for the 21st of March at 2:00 P.M. Mr. Melvin Johnson of O.E.O. Migrant Division will be among the various officials present for the occasion. The Farmers Home Administration (the agency making the loans) will be co-sponsors of the event. Mr. Kernan Banker and Mr. Bruce Bordelon, the County Supervisors in that area have worked very dilligently with the families in that area. They attended most of their association meetings. Mr. Oncale is also said to have been one of the best construction supervisors available.

NEW GROUPS FORMED.

Seven new groups are now being formed for self-help projects, thirty-one families in St. John, twenty families in St. James, twenty families in Lafourche, ten families in Assumption, and six families in Ascension. A group is scheduled to be organized in St. Charles soon.

The process of organizing families is taking a little longer than we originally anticipated. We have initiated a new screening process which accounts for the slowness. For the first time, we are doing our own credit check on the families before bringing them to Farmers Home Administration. This gives us the opportunity to clear up any financial difficulties a family may have, before reaching Farmers Home Administration.

Dear Friends,

The following questions are meant to give you a chance to offer your opinions about Southeast Louisiana Self-help Housing Association, Inc. You are not required to sign your name and no one will be singled out for his opinion.

The Program is here to serve your, and we should know how you feel about that service. Pleast don't throw the questionnaire away because one of our counselors will be by to pick it up.

Thanks.

Henry Wolfe, Jr.
Program Coordinator

QUESTIONNAIRE

PLEASE ANSWER THE QUESTIONS BELOW

1. What do you think about Southeast Louisiana Self-Help Housing Association, Inc.?

2. What would you change in the program to make it better?

3. What problems are you having which the program could help you solve?

4. What do you think is the biggest fault of the program?

5. What do you think is the best part of the program?

File

rha the reporter

1969 - 5 May, 1969

THE FmHA CREDIT SQUEEZE

All low-income rural housing is in a squeeze, including self-help housing financed by the Farmers Home Administration (FmHA). Unless President Nixon or the Congress takes action quickly, self-help is in deep trouble because credit will not be available.

Farmers Home's "insured loan program," under which all self-help loans of that agency are made, operates under a very complex arrangement. FmHA takes the mortgage "paper" from individual borrowers and sells it to investors, usually at rates of 3/4 to 1.5 percent higher than the same money could be borrowed directly by the Treasury. Farmers Home guarantees the loans with a revolving fund, but it is also obligated to buy back any loans which an investor wishes to sell.

At this time, almost a half billion dollars worth of FmHA mortgages are backed up in its St. Louis financial office, absorbing most of its revolving fund and blocking further loans to families.

Farmers Home can subsidize borrowers from its revolving fund, but lenders are refusing to buy FmHA paper because it is not allowed to pay more than 7 percent for short-term money and 7.5 percent for long-term money. These ceilings are imposed by the President through the Treasury Department.

Since investors can make more profitable investments in other securities, lenders are turning back old loans to FmHA and refusing to buy new mortgages. The result is that FmHA's loan program is being shut off.

Unless Congress changes the law, or unless the President (through the Treasury) raises the interest rates FmHA can pay, or unless, as Congressman Wright Patman proposes, the Government National Mortgage Association or the Federal Reserve System buys up the paper, Farmers Home is not going to have money to lend. (Of course, interest rates might drop, but this is an unlikely gamble.)

According to Patman, Chairman of the House Banking and Currency Committee, FmHA "faces the prospect of entering the new fiscal year with its insured home loan program running at half speed against a record high backlog of more than 70 thousand applications for insured home loans."

Congressman Patman suggests two immediate actions to ease the situation. The President "could solve this problem by activating the newly formed Government National Mortgage Association (GNMA) and designating FmHA the agency for which it will market obligations through the sale of participation certificates. FNMA could hold FmHA paper and investors, through the purchase of certificates, would be relieved of everything but collecting a return on their participations. In this way, Farmers Home would not only have a renewed flow of capital, it would also be able to save nearly $2.5 million in interest costs because GNMA would eliminate the problem of having to sell non-standard paper at premium rates."

In the meantime, Representative Patman called on the Federal Reserve System, to "purchase the obligations of Federal Housing programs when necessary so that these programs can continue to function at the highest level and lowest possible cost." Patman pointed out that the "housing notes could be returned to FmHA as soon as GNMA is activated as a marketing agent for it and other Federal agencies."

The Congressman called upon the President and the Federal Reserve System to act in these ways to "demonstrate a conviction that the national goal of providing decent housing for all Americans is not merely a meaningless statement."

(Editor's Note: Representative Patman and Representative Robert Stephens were the Congressmen who deserve most credit for the section of the 1968 Housing Act which established the technical assistance and revolving land fund programs in FmHA for self-help housing.)

A NEW PUBLICATION

Informational Paper #2, a fact-sheet on Public Housing, is now available from RHA (single copies on request, additional copies 35¢ each). Its 32 pages summarize the low-rent public housing program (including the new "Turnkey" variants), and the way it operates, and provides a bibliography and a series of statistical tables and charts.

EDITORIAL

The self-help housing program seems to move from one crises to another, the threatened dissolution of OEO for the last year, and now the threatened disappearance of Farmers Home loan funds. Some projects are already being told that they will have to wait for weeks or months for mortgage credit while their funds for technical assistance run down the drain, and this in spite of the fact that Farmers Home gives priority to self-help loans.

The low-income housing program of this country, particularly in small towns and rural areas, is a pitiful pretense of a program at best, considering the need, and now it appears that even this small program is in jeopardy because of a "war first and business as usual" attitude in Washington.

Barring a drop in interest rates, highly unlikely because the Federal Government is deliberately driving them up and keeping them high, self-help and other low-income programs are in real trouble unless either the Congress takes action or the President uses his authority to give relief through the Treasury (raising interest rates FmHA can pay), through GNMA (which can buy up the paper) or through the Federal Reserve System, the banker's bank (which can also buy up the paper).

It is my opinion that this country is going through a genuine test of the capacity of the "establishment" to govern and the ability of the people to influence the establishment. The current crises in the low-income housing program, small as it is, is one test. Since the people who read *The Reporter* are not part of the establishment, you might like to try your hand at influencing the establishment. Who knows what a letter to the White House from an ordinary citizen means any more? Who knows what a letter or a telephone call to your Congressman may achieve? Like to try? Or have you thrown in the towel and given up any hope of exercising a little control over your government?

---Clay Cochran

SELF-HELP HOUSING AND FmHA IN THE NIXON BUDGET

In mid-April, the Nixon Administration sent up to Congress its revisions in the budget requests for the next fiscal year. Of the $4.2 billion in new reductions recommended by the new Administration, some $94.0 million were in programs relevant to low and moderate income housing.

The $5 million reduction in FmHA loans for homeowners is in direct loan funds, largely for rehabilitation and repair loans (Section 504 and 502 disaster loans). Of direct concern to self-helpers is the further reduction in self-help sponsor money which leaves the request $2 million below the authorized level.

(in millions of dollars)

	Johnson Request	Nixon Request
Farmers Home Administration:		
Homeownership (loans)	$1,250.0	$1,245.0
Rental Housing (loans)	30.0	28.0
Farm Labor Housing Grants	5.7	3.7
Self-Help Sponsor Funds	4.0	3.0
Self-Help Land Development Revolving Funds	1.4	1.4
Rural Trainee Housing Grants	4.5	.9

In addition to the above $13.6 million reduction, the revised budget reduces the requests for water and sewer system grants by $24 million, and loans by $10 million; and it cuts the request for staffing funds by $600,000.

SENATOR MCGOVERN TO ADDRESS NATIONAL RURAL HOUSING CONFERENCE

Senator George McGovern will speak Monday, June 9th to open the National Rural Housing Conference. His speech will set the atmosphere for the 75 to 100 invited participants at the conference sponsored by Rural Housing Alliance and funded by the Ford Foundation. The conference, scheduled for June 9th through 12th at Airlie House, in Warrenton, Virginia will bring together experienced and concerned people to examine the problem of housing low-income people in rural America and to map out a plan to meet the need.

Senator McGovern's speech will focus on the realities of rural poverty and the need for re-ordering national priorities. His remarks will keynote the conference whose purpose is the development of a ten-year plan to house America's rural poor.

A Democrat from an agricultural state, South Dakota, Senator McGovern served as Special Assistant to the President and Director of Food for Peace in 1961-62 under John Kennedy. He has demonstrated both the courage and the willingness to become involved in hard fights and an unwillingness to remain silent at injustice. He was an early supporter of the campaign against hunger in America. Presently, he is a member of the Senate Agricultural Committee, Chairman of the Select Committee on Nutrition and Human Needs, and Chairman of the Subcommittee on Indian Affairs.

CAA-VISTA BEGIN SELF-HELP IN TEXAS

A Community Action Agency and VISTA combination is attempting a self-help housing program in Round Rock, Texas. The Williamson-Burnet County Opportunities, Inc. and one VISTA Volunteer have been organizing participants for the first self-help housing group in the area. An attempt has been made to involve the families as much as possible in every phase of the program.

Three VISTA Architects joined the Round Rock Volunteer in January, 1969. They are members of a mobile team of Volunteers with special skills, employed to give technical assistance to VISTA's with regular field assignments; the program is known as "Environmental VISTA Collaboration" (EVC). The architectural team, working with the families, are reported to have provided plans which meet the needs of the participants, not just their economic limitations.

Six Families have now organized themselves into a group called "Mi Casa, Tu Casa Association of Williamson County, Texas." They have been meeting weekly, since October, with their VISTA sponsor, John Squires, and are awaiting FmHA loans.

Supervision of the construction will be jointly provided by the CAA and VISTA.

NOTES ON THE PROJECTS

George W. Curtice, Jr. was named Project Director of the Southwest Florida Self-Help Housing Association at a meeting of the Board of Directors, April 21, 1969.

A TRAINING PROGRAM BUILDS HOUSES IN ALABAMA

The Organized Community Action Program, Inc. of Troy, Alabama is conducting an on-the-job training program teaching unemployed and underemployed men construction skills by building houses. The houses are being built for target area families who qualify for special 502 loans from FmHA. OCAP has a grant of $100,000 from OEO to operate the training and construction parts of the project which is a pilot project, the only one of its type in the country.

There are 28 trainees now involved in the program. It is estimated that training will take up to one year. One hour per week is spent in the classroom learning the fundamentals of carpentry and masonry, etc. and 39 hours are spent in construction of the houses. As the trainees find jobs outside of the program in the community, new trainees will be hired.

The first house was started at the end of September last year. Eleven houses have been started to date. Seven are occupied. The average loan from FmHA has been about $5,400 for materials. The approximate cost of labor, which includes trainees salary and the program administration, is $3,800 per house. The project staff predict that there will be sixteen houses built by June 1, 1969, and they hope to build 24 next year. Over 90 families have applied to Farmers Home for the special 502 loan to participate in the program.

rha
the self-help reporter
published by the
Rural Housing Alliance
Suite 903 Dupont Circle Building
1346 Connecticut Avenue, N.W.
Washington, D.C. 20036

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May, 1969

Mr. Hubert D. Thomas
5 Forsyth St. N. W.
Atlanta, Georgia 30303

Address Correction Requested

rha the reporter

1971-1 January, 1971

NEW HOUSING ACT TO BENEFIT RURAL FAMILIES

The Housing Act of 1970, signed by the President on December 31, 1970 contains several amendments of key significance so far as rural families and farm workers are concerned.

The rural provisions of the Act liberalize the Financial assistance provided by the Federal government for farm labor housing, expand the area served by the Farmers Home Administration, increase the amount that can be loaned for home repair, raise the maximum limit on rental housing loans, and authorize housing credit to lease holders.

All of the rural phases of the legislation will be administered by the Farmers Home Administration. None of the amendments were requested by the Administration.

Farm Labor Housing

The maximum grant for farm labor housing is increased from 66 and 2/3 percent of the cost of construction to 90 percent. Interest rate on farm labor housing loans is reduced from five to one percent. The financing of household furnishings for farm labor housing units is authorized.

"One of the key amendments in the farm labor housing section," Clay L. Cochran, executive director of the Rural Housing Alliance, noted, "authorizes assistance to any broad-based public or private nonprofit organization or any nonprofit organization of farmworkers incorporated within the State for the purpose of providing housing for domestic farm laborers any place within the State.

"Loans and grants could have been made to groups operating on a state-wide basis and to groups of farm workers under the old law. However, the Farmers Home Administration chose to interpret the law in such a fashion as to rule out state-wide organizations and organizations composed of farm workers. In fact for over a year Farmers Home has refused to make grants to any type of nonprofit organization."

Communities of 10,000 Population Eligible

Under the new bill Farmers Home Administration is authorized to serve families in rural communities of up to 10,000 population in size. The agency has been limited to serving communities up to 5,500 population.

Emergency Repair Loans

In addition, the ceiling on loans made for minor repairs is raised from $1,500 to $2,500 with an additional $1,000 allowed if necessary to finance household water supply and sanitation facilities. These loans are made at one percent to families whose dwellings are badly in need of repair and who cannot afford completely adequate housing.

Rental Housing

The ceiling on loans for rental housing projects is raised from $300,000 to $750,000.

Loans To City Workers

The committee reports accompanying both House and Senate bills rescind language in the reports accompanying the 1968 housing bills and enable the Farmers Home Administration to make loans to people who work in urban areas but want to build or buy a home in the country. Formerly only city workers who owned a building site in the country were eligible for FmHA credit.

County Committees

The bill also gives Farmers Home discretionary authority in the use of county committees. Formerly FmHA was required to use county committees in determining the eligibility of applicants and the amount of financial assistance to be granted.

Loans To Lessees

The bill also enables the Farmers Home Administration to make housing loans to lessees of nonfarm tracts. Previously only lessees of farm land were eligible. (This is particularly important on Indian Reservations and Hawaii and states with public school lands.)

FARMERS HOME HOUSING STAFF REORGANIZED...

In a reorganization of the national rural housing staff of the Farmers Home Administration early in December Louis D. Malotky, formerly director of the Rural Housing Division, was named Deputy Assistant Administrator for Rural Housing. The Rural Housing Division was abolished and replaced by a Single Family Housing Loan Division with Jennings Orr, director and a Multiple Family Housing Loan Division with L. D. Elwell, director.

All three officials are long-time career employees of the Farmers Home Administration. Orr and Elwell had been serving as Malotky's key lieutenants in the old Rural Housing Division.

Self-help technical assistance grants and loans to individuals for self-help housing are handled by the Single Family Housing Loan Division. Self-help site development loans are handled by the Multiple Family Housing Loan Division.

The position of Assistant Administrator for Rural Housing, vacated when Henry Lowe resigned last spring has yet to be filled.

NEW SELF-HELP PROJECT UNDERWAY IN SOUTHERN NEW YORK

In Steuben County, New York, foundations have been completed for two self-help houses and the land leveled and footings poured for a third. As soon as sites are located construction will start on an additional two houses.

Sponsored by the Steuben County Churchmen Against Poverty, the project is the first self-help effort in the area.

The Alfred Agricultural and Technical Institute extension school at Wellsville, New York, has agreed to fabricate the exterior panels for the first two homes, transport them to the sites and aid in erecting them. The students at the building and trades campus are doing the work free as a means of learning construction skills.

If land problems are solved in the near future all five families will be in their new homes by fall.

The sponsor organization has raised more than $28,000 in support of the self-help project. Farmers Home loans are financing the cost of construction materials.

SELF-HELP IN PERSPECTIVE

Recent inquiries by a reporter for a national magazine brought us to analyze the self-help housing scene in a new light. Here's what it looks like:

RHA estimated that about 60 self-help housing projects have been started in the United States. Thirty have been financed by the Office of Economic Opportunity and thirty financed by the Farmers Home Administration. The ones financed by the FmHA are much smaller in scope than the OEO projects - usually consisting of a one man staff - a construction supervisor.

These projects are located in about 100 counties in 32 states and Puerto Rico.

Not included in these figures are the 2,600 units of housing built by the Bureau of Indian Affairs under the Turnkey III program. The amount of self-help labor contributed by the family inn this program is only token.

As for funding, OEO has put about $7 million into self-help housing technical assistance as of last June 30. The flexibility of the program is reflected in the varying size of the grants which range from $60,000 to the North Carolina Council of Churches Migrant Project to $1.2 million to the Self-Help Enterprises, Inc. of Visalia, California - the original self-help project.

STATUS REPORT ON FmHA SELF-HELP TA GRANTS

Authorized for Approval - funds obligated:	
Rural California Housing Corporation	
Sacramento, California	$189,550
House My People	
Pierce County, Washington	178,589
Clackamas County Self-Help Corporation	
Clackamas County, Oregon	84,000
Authorized for Approval - no funds obligated as yet:	
Idaho Citizens for Migrant Affairs, Inc.	
Burley, Idaho	53,900
Kiamichi Electric Cooperative Area Housing Committee,	
Inc., Latimer and LaFlore Counties, Oklahoma	87,326
Treasure Valley Community College	
Ontario, Oregon	189,570
Tuskeegee Institute	
Tuskeegee, Alabama	100,000
"Viewed with Favor" - but returned for development:	
Housing Project Enterprises, Inc.	
Vermont	99,950
Being Reviewed - no status as yet:	
Eastern Alabama Cooperative Housing	
Auburn, Alabama	108,900

Total Funds Available	$2,125,000
Total Funds Obligated	452,139
Unobligated Balance	$1,672,861

SELF-HELP HOUSING LOANS*

Obligated by the Farmers Home Administration Cumulated Through Sept. 30, 1970

*No subsequent loans are included in this table

	1969 Fiscal Year		1970 Fiscal Year		1st Quarter FY '71		Total All Years Thru Sept. 30, 1970	
	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.
Alabama	66	$ 487,170	91	$ 726,440	22	$ 180,790	209	$ 1,569,520
Arizona	34	266,210	21	192,920	8	76,000	95	746,980
Arkansas	8	51,580	0	0	0	0	22	128,570
California	302	2,655,040	279	2,694,550	42	365,670	1129	9,593,540
Colorado	4	32,000	4	30,000	0	0	8	62,000
Florida	77	601,800	16	130,760	22	205,120	225	1,764,350
Georgia	0	0	0	0	0	0	6	40,500
Idaho	19	196,570	8	101,110	9	120,540	36	418,220
Indiana	1	9,900	0	0	0	0	1	9,900
Iowa	0	0	7	84,750	0	0	7	84,750
Kentucky	0	0	0	0	0	0	29	192,070
Louisiana	48	336,000	9	65,740	6	54,000	101	689,180
Maine	5	42,810	0	0	0	0	22	180,170
Maryland	0	0	5	69,220	0	0	5	69,220
Michigan	4	40,000	0	0	0	0	8	76,900
Mississippi	5	31,770	6	41,070	0	0	37	225,310
New Jersey	0	0	0	0	0	0	40	317,150
New Mexico	40	236,560	25	183,650	0	0	81	528,110
New York	7	74,000	10	131,700	5	48,850	39	422,970
North Carolina	4	32,400	15	116,490	7	65,790	49	350,380
Ohio	0	0	5	52,200	0	0	5	52,200
Oklahoma	3	24,740	14	129,330	4	39,600	39	329,790
Oregon	10	90,700	5	48,340	0	0	25	218,890
Pennsylvania	4	44,560	0	0	0	0	23	214,210
Puerto Rico	0	0	0	0	0	0	29	113,020
South Carolina	0	0	17	172,680	0	0	36	268,460
Tennessee	9	81,660	0	0	0	0	9	81,660
Texas	7	46,750	0	0	0	0	32	102,550
Vermont	10	106,010	5	67,200	0	0	21	231,910
Virginia	1	9,200	0	0	0	0	1	9,200
Washington	24	206,550	0	0	8	80,930	40	348,600
Wisconsin	0	0	8	110,350	0	0	8	110,350
Wyoming	1	10,000	0	0	0	0	5	50,000
TOTALS	693	$5,713,980	550	$5,148,500	133	$1,233,690	2422	$19,600,630

BAD RURAL HOUSING: A VITAL ISSUE

Some high school students in schools around the nation will study bad rural housing as part of their regular social studies classes this year. *Vital Issues*, a monthly publication for high schools providing background material on topics of current interest, featured the topic of bad rural housing in their October issue. The four page leaflet is an adaptation of Clay Cochran's testimony before Senator McGovern's Select Committee on Nutrition and Human Need. The publication is circulated to schools, civic organizations, industry, Junior Chambers of Commerce, etc.

The accompanying teacher's guide lists among the objectives of the issue:

- To understand the history of the Federal Government's efforts to improve rural housing conditions
- To realize that HUD has been urban oriented
- To be aware of the human consequences of bad housing and that two thirds of it is in rural areas
- To know that of all the housing programs now existing, the one reaching families lowest in income is self-help housing
- To realize that the real attack on eliminating rural slums awaits the day when the nation is prepared to make the proper commitment of its resources to do so

To achieve these objectives the guide includes a list of suggested activities including a class trip through the countryside to photograph rural housing, talking to a local bank officer about the availability and lending of funds for rural homes, writing an editorial for a school or local newspaper pointing out the need for decent rural housing and supporting it as a national priority.

Copies of "Bad Rural Housing: What Can Be Done About It?" by Clay L. Cochran, Volume XX, Number 2, may be obtained from the Center for Information on America, Washington, Connecticut 06793. 1 to 9 copies 35¢ each, 10 to 49 copies 20¢ each.

rha
theself-helpreporter
published by the
Rural Housing Alliance
Suite 500 Dupont Circle Building
1346 Connecticut Avenue, N.W.
Washington, D. C. 20036

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South Today
5 Forsyth St., N.W.
Atlanta, GA 30303

January, 1971

Address Correction Requested

2-67

INSTITUTE FOR RESEARCH ON POVERTY

WHO GETS DRAFTED? NATIONAL DEFERMENT POLICIES AND THEIR ADMINISTRATION BY THE SELECTIVE SERVICE SYSTEM

James W. Davis, Jr.
Kenneth M. Dolbeare

DISCUSSION PAPERS

THE UNIVERSITY OF WISCONSIN, MADISON, WISCONSIN

12-1-70

DEPARTMENT OF CITY CLERK

CITY HALL

ATLANTA, GEORGIA

RESOLUTION BY

ALDERMAN MARVIN ARRINGTON

WHEREAS, the City of Atlanta Board of Aldermen, on December 2, 1970, adopted a statement calling for desegregation of public facilities; and

WHEREAS, in the years subsequent to this action, the Board had seen fit to adopt ordinances, resolutions, and take other actions which place it squarely on the side of equal opportunity; and

WHEREAS, the Board of Aldermen has never, however, adopted a position on the right of persons to buy or otherwise acquire housing accommodations without regard to factors of race, religion, or national origin.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF ATLANTA, as follows:

1. That the Mayor and Board of Aldermen of the City of Atlanta does hereby affirm its support of the spirit and intent of fair housing legislation and urges the compliance therewith, especially Section 3604 of Public Law 90-284, which provides that it is unlawful to:

(a) To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, or national origin.

(b) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, or national origin.

(c) To make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, or national origin, or an intention to make any such preference, limitation, or discrimination.

(d) To represent to any person because of race, color, religion, or national origin that any dwelling is

available for inspection, sale, or rental when such dwelling is in fact so available.

(e) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, or national origin.

A true copy,
J. J. Little
CITY CLERK.

ADOPTED by Board of Aldermen December 21, 1970.
APPROVED by Mayor December 24, 1970.

Board of
Christian
Social
Concerns of The United Methodist Church

January 22, 1971

Mr. Joseph H. Battle
3129 Keswick Road
Cleveland, Ohio 44120

Dear Mr. Battle:

I am in receipt of your letter of January 18, 1971. I am happy to know of the formation of the new organization and to learn of its purposes.

Our organization is in perfect agreement with your aims and goals.

Please keep us informed of your next Annual Conference of the Council of Delegates.

As soon as I can get clearance I 'll see if our organization can become a member of yours.

Yours very truly,

Earnest A. Smith
Associate General Secretary

EAS:das

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Executive Secretary
1307 N. 52nd Street
Philadelphia, Penna. 19131

January 29, 1971

Mr. Joseph H. Battle
President
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

Thanks sincerely for your letter.

It has been turned over to our editor for necessary action.

You may be assured of the sympathetic interest of this Organization in your objective.

Very truly yours,

Harold L. Pilgrim
Executive Secretary

HLP/th

ALL CONTRIBUTIONS ARE TAX EXEMPT THROUGH OUR VITILIGO FOUNDATION

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February 3, 1971

Joseph H. Battle, President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio

Dear Mr. Battle:

Thank you very much for your letter about National Neighbors. I was not previously aware of its existence, but then I'll bet you were not previously aware that there is a Lawyers' Committee office in Cleveland!

The national Lawyers' Committee is concerned with the legal problems inherent in the segregated housing patterns of this country and anxious to do something about them. We have a special projects attorney in our national office working on these problems, and I know he will want to stay in touch with the work of the National Neighbors. His name is Stephen Browning, and I am passing your letter and this reply on to him.

In addition, it would be useful for all of your affiliated organizations and all of ours to know something about one another. I noticed, for example, that your list of voting members includes affiliates in Indianapolis, Chicago, the Cleveland area, Washington, D.C., Baltimore, Philadelphia, New York City, Atlanta and Kansas City. We have more or less active committees in all of those places.

Let me start by including a copy of our most recent annual report and our most recent newsletter, whose lead story concerns a very important housing case in Philadelphia. I will put your name and that of your executive director on our mailing list to receive other copies of our newsletter. I will also circulate your letter and your fact-sheet to each of our local committees. If you wish for your member organizations also to receive our mailings, would you be good enough to ask your staff to send me current mailing addresses for each of them.

Sincerely,

James Robertson

Enclosures

Legal Defense Fund

NAACP LEGAL DEFENSE AND EDUCATIONAL FUND, INC.
10 Columbus Circle, New York, N.Y. 10019 • 586-8397

February 8, 1971

Mr. Joseph H. Battle
President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

Since Mr. Hayes is no longer with the NAACP Legal Defense and Educational Fund, Inc., I am taking the liberty of answering your interesting letter of February 2.

National Neighbors sounds like a desperately needed and worthwhile movement, and I certainly hope it becomes a large national trend.

Unfortunately, I don't see how the LDF can be of any great assistance to National Neighbors at the present time. We are an organization supported entirely by public contributions, not by a membership; and, therefore, have only limited ties with those who support our cause. Also, the recession plus inflation and the high cost of litigating our civil rights cases has caused us to suspend publication of our newsletter, Equal Justice, the last issue of which is enclosed.

Of course, if there is some other way we can be of assistance to you, I hope you will let us know. In the meantime, please keep us informed of your activities through your publications. If there is any charge for this, let me know and I will take care of it.

Sincerely,

Sandy O'Gorman

(Mrs.) Sandy O'Gorman
Public Information
Department

SO'G:cb
Enclosure

Contributions are deductible for U. S. income tax purposes

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Miss Dixie Drake

February 11, 1971

Joseph H. Battle, President
National Neighbors
3129 Keswich Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

Thank you for your February 2 letter extending the hand of friendship from your organization to the League. I'm sure you'll be pleased to know that our organizations have been in contact and that we have already alerted our League housing chairmen throughout the country to the work of National Neighbors by including your pamphlet, "Maintaining and Integrated Community -- Guidelines for Stabilization," in a June 1970 list of suggested materials. I believe that a member of our national Human Resources Committee participated in the SOHI conference which preceded the establishment of National Neighbors.

The League of Women Voters has been working hard for the past several years toward the elimination of segregated housing patterns, one of your organization's basic goals, too. It would not surprise me to find that there is significant overlap in the membership of our two organizations and it would seem likely that there will be opportunities for mutual support toward our common goals. I like your suggestion of advising our members to contact your organization when they move to another city, in order to secure information about nondiscriminatory housing and will try to do so in the near future.

Best wishes for your success.

Sincerely yours,

Lucy Wilson Benson

Mrs. Bruce B. Benson
President

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American Humanist Association
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ROBERT E. JONES
Executive Director

February 11, 1971

Mr. Joseph H. Battle, President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

Thanks for apprising me of the new organization, National Neighbors. I'm glad that you are keeping alive the goal of multi-racial neighborhoods at a time when it seems as if white liberals and Black militants have both lost interest.

There are two organizations within Unitarian Universalism that you should contact, and perhaps you already have. One is the Department of Education and Social Concern, Margaret Williams, Consultant on Social Action, at 25 Beacon St., Boston, Mass. 02108. The other is Black and White Action, an affiliated Unitarian Universalist organization, whose executive director is Mrs. Betty Seiden at Station E, P.O. Box 13292, Oakland, Calif. 94611. In the Ethical Movement, you ought to contact Mr. Robert M. Stein, Chairman, Public Affairs Committee, American Ethical Union, 2 West 64th St., New York, N.Y. 10023. In the Humanist movement, contact Mrs. Bette Chambers, Chairman, Div. of Human Involvement, N 6610 Moore, Spokane, Wash. 99208.

All good luck to you in your enterprise. I will try to be as supportive as possible, although I do not have any financial support for you from this office.

Sincerely,

Robert E. Jones

Robert E. Jones

REJ/eof

The Joint Washington Office for Social Concern is a new cooperative effort to apply the insights of humanistic ethics and liberal religion to major problems facing American society. It combines functions previously performed by the Washington Offices of the Council for Humanist and Ethical Concerns and the Unitarian Universalist Association, Division of Social Responsibility.

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(American Library Association)

•

ALAN BARTH
THEODOR SCHUCHAT
JOSEPH L. RAUH, JR.

•

Counsel
EDGAR B. MAY

•

Executive Director
MARY ALICE BALDINGER

34

February 15, 1971

Mr. J. Howard Battle
President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio -- 44120

Dear Mr. Battle:

Thank you for sending me your letter of February 8 and the accompanying fact sheet about National Neighbors.

I read them both with much interest. Your new national organization sounds like a most laudable effort, and I shall look forward to learning more about it.

Sincerely

Mary Alice Baldinger

Mary Alice Baldinger
Executive Director

The National Association For Puerto Rican Civil Rights, Inc.

939 EIGHTH AVENUE
NEW YORK CITY
765-3080

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February 19, 1971

Mr. Joseph H. Battle, President
National Neighbors
3129 Keswick Road
Shaker Hieghts, Ohio 44120

Dear Mr. Mattle:

Received you letter of February 2, 1971, which was addressed to Mrs. Amalia Betanzos who happens to be the past president of the National Association for Puerto Rican Civil Rights. Nevertheless, I am in the best position to help you in your endeavor. We, as well as your organization seek the same goal, to try to solve the many crucial problems in our society.

We have been in existence for the last six (6) years trying to find the way for a better human society.

I will promise to please you on your two requests, that is; we will include your organization in our newsletter and as soon as we know that any one of our members is moving to another city we will suggest them to contact you about obtaining nondiscriminatory housing.

I will apreciate very much if you put me in contact with a Puerto Rican leader in Ohio who will be interested in organizing a chapter of the National Association for Puerto Rican Civil Rights in their locality. We are right now in an organizing campain and we plan to have a chapter in every state of the Nation.

Hoping that our goals and programs be of mutual support, I remain

Very truly yours,

Damaso Emeric

Damaso Emeric
President

DE/av

MIDWEST REGIONAL OFFICE

ANTI-DEFAMATION LEAGUE

Of B'nai B'rith

222 WEST ADAMS STREET, CHICAGO, ILLINOIS 60606, 782-5080

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CHICAGO ADL APPEAL

MANUEL RESNICK, Director
MAURE MARCUS

February 23, 1971

Mr. Joseph Battle, President
National Neighbors
3129 Keswick Road
Cleveland, Ohio 44120

Dear Mr. Battle:

This responds to your letter to Mr. Benjamin Epstein, the National Director of ADL, with respect to your new organization, National Neighbors. Since by policy the Anti-Defamation League is in entire accord with your goals, we welcome your initiative in creating this national organization to foster and encourage successfully integrated neighborhoods.

We will be most happy to follow through with respect to the requests you make of us. Our publication Discriminations Report goes to our ADL constituency and we would be happy to include information about National Neighbors in our next issue.

Please let us know if there is any other way we can be of assistance in support of your program.

Sincerely yours,

Albert Weiss

Albert J. Weiss
Acting Director
National Discriminations Department

AJW:as

NATIONAL ASSOCIATION OF SOCIAL WORKERS, INC.

2 park avenue, new york, new york 10016 (212) 686-7128

February 23, 1971

Mr. Joseph H. Battle
President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

Thank you for your most interesting letter in which you describe your new organization, National Neighbors. This certainly sounds like a highly commendable effort and we wish you every success in your program to promote open housing.

Unfortunately, the nature of our own association is such that we are unable to take out a membership and/or provide you with financial assistance. However, we shall make a serious effort to inform our (very mobile) membership of nearly 52,000 about your organization by sending copies of your "Facts About National Neighbors" to the presidents of our 172 chapters, encouraging them to share this with their constituencies.

Sincerely,

Chauncey Alexander

Chauncey A. Alexander, ACSW
Executive Director

cc: M.E. Adams

A:N:bjn

UNITED STATES
CATHOLIC CONFERENCE

NATIONAL COUNCIL OF CATHOLIC WOMEN

1312 MASSACHUSETTS AVENUE, N.W. • WASHINGTON, D.C. 20005

TELEPHONE: 202/659-6810

February 25, 1971

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•
MISS MARGARET MEALEY
Executive Director

Mr. Joseph H. Battle
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

Miss Margaret Mealey, our Executive Director, has asked me to reply to your recent letter, which introduces us to your new organization, National Neighbors.

As you know, the National Council of Catholic Women has been active throughout the country in an education program on equal opportunity in the fields of education, employment, and housing. "Adequate Housing for All Americans" was the theme and focus for our Community Affairs Commission program for 1969-70, and we were pleased with the response from our leadership.

We will be happy to mention your organization in our CAC quarterly newsletter and list local contacts that will furnish information on non-discriminatory housing in their areas.

Thank you for your interest in the work of the Council. It is greatly appreciated.

We extend all best wishes for the future success of your new organization.

Sincerely,

Ruth D. Wehle

Ruth D. Wehle
Program Director
Community Affairs Commission

RDW/pb

NATIONAL EDUCATION ASSOCIATION • 1201 16th St., N.W., Washington, D.C. 20036 • (202) 833-4000
HELEN P. BAIN, President
SAM M. LAMBERT, Executive Secretary

February 25, 1971

Mr. Joseph H. Battle, President
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

This is to acknowledge receipt of your letter of February 16 to Samuel B. Ethridge who was formerly both Director of the Center for Human Relations and Assistant Executive Secretary for Human Rights.

Mr. Ethridge is now Assistant Executive Secretary for Teacher Rights which includes general supervisory responsibility for the NEA Center for Human Relations as well as responsibility for the programs of the Commission on Professional Rights and Responsibilities, Ethics Committee and the DuShane Defense Fund.

Your concerns will be brought to the attention of Mr. George Jones, former Director of Project Urban, who is the new Director of the Center for Human Relations. Mr. Jones or one of his associates will be in touch with you at the earliest possible moment.

Sincerely yours,

Edith Goldman

Edith Goldman
Secretary to Samuel B. Ethridge

cc: George Jones

National Medical Association, Inc.
P.O. Box 29050, 12th Street Station, Washington, D. C. 20017

ORGANIZED 1895
INCORPORATED 1924

OFFICE OF THE EXECUTIVE VICE-PRESIDENT
FOR ADMINISTRATIVE AFFAIRS
1717 MASSACHUSETTS AVENUE, N.W.
WASHINGTON, D. C. 20036

AREA CODE 202
462-4200

March 4, 1971

Mr. Joseph H. Battle, President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

This will acknowledge receipt of your letter dated February 16, introducing your new organization "National Neighbors." I have forwarded your letter to Edmund C. Casey, M.D., Chairman of the Board of Trustees, National Medical Association, for followup. You should receive a response from this office in the very near future concerning Items #1 and #2 of your letter.

We wish you much success in your new endeavor.

Sincerely,

Robert D. Watkins

Robert D. Watkins
Executive Vice President
In Charge of
Administrative Affairs

RDW/dad

BLUE HILLS
CIVIC ASSOCIATION

711 Blue Hills Avenue Hartford Connecticut 06112

(203) 243-0244

March 4, 1971

Mr. Joseph H. Battle, President
National Neighbors, Inc.
3129 Keswick Road
Cleveland, Ohio

Dear Mr. Keswick:

In answer to the latter you sent to our organiztion we want you to know that we do feel that an attack on the real estate system is necessary as we felt before, perhaps, even more now.

In answer to your next question, yes, our association's by-laws permit us to become an agent of change.

We already have committees that are involved in affirmative action as mentioned in your last question.

We hope you find are reply satisfactory.

Very truly yours,

Dorothy Payne (sho)

Dorothy Payne

THE POTOMAC INSTITUTE, INC.
1501 Eighteenth Street, N.W. • Washington, D.C. 20036 • 332-5566

March 5, 1971

Mr. Joseph H. Battle, President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

Thank you for your letter acquainting me with National Neighbors. Your work is, of course, very much within the Potomac Institute's sphere of interest and program concern.

We are not, however, a membership organization and therefore can offer little in the way of the kinds of cooperation you suggest. But we will be glad to be kept informed of the progress of your work and to be of any assistance we can.

You may have seen our "Guide to Equal Housing Opportunity," which deals with our common concerns, but in case you have not I am sending a copy separately.

Sincerely yours,

Harold C. Fleming

Harold C. Fleming
President

HCF:EMA
Enc.

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THE UNIVERSITY OF AKRON
AKRON, OHIO 44304

Department of Sociology

March 5, 1971

Mr. Joseph Battle, President
National Neighbors
c/o Operation Equality
4102 Lee Road
Cleveland, Ohio

Dear Sir:

Dr. Julie Saltman of the Fair Housing Contact Service here has recently acquainted me with your "National Newsletter for Interracial Communities."

As the issue I saw was from a few months back, I am writing you now to inquire whether it is still being published. If so, I would appreciate being put on the mailing list. As requested in the issue I saw, I will send a contribution to cover your cost as soon as I receive confirmation.

I am also interested in having the University library receive it regularly. Since they will not order a subscription on the basis of an indefinite contribution to be made, would you please indicate an amount which should be paid for a year's subscription by a library. Then I will send through an order for the subscription.

As long time members of the Hyde Park--Kenwood Community Conference, recent members of the Kennedy Heights (Cincinnati) Community Council and now West Side (Akron) Neighbors, as well as the instructor of the course in Community Organization here, I am very much interested in and pleased to find your newsletter. I hope it can grow into a major journal like the Integrated Education: Race and Schools did over the years.

Many thanks. I will look forward to hearing from you.

Sincerely,

John H. Ramey

John H. Ramey, ACSW, CSW(Illinois)
Associate Professor and
Acting Head of the Department

JHR:ihf

UNITED STATES
CATHOLIC CONFERENCE

DEPARTMENT OF SOCIAL DEVELOPMENT
John E. Cosgrove, Director
1312 MASSACHUSETTS AVENUE, N.W. • WASHINGTON, D.C. 20005

(202) 659-6660

March 5, 1971

Mr. Joseph H. Battle
President
NATIONAL NEIGHBORS
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

This is in reply to your letter of February 25, 1971 regarding the new organization, "NATIONAL NEIGHBORS."

Because of the importance of open housing, and our support of it, we are, of course, interested in the organization and the fact sheet which you sent.

Since you ask that information on NATIONAL NEIGHBORS be included in a newsletter or other publication, I am referring your letter, the fact sheet and a copy of this reply to Fr. P. David Finks of our Urban Life Division who is now preparing a periodic newsletter. I know he will do what he can with regard to your request.

With every good wish, I am

Fraternally,

John E. Cosgrove
Director

NAACP Special Contribution Fund

1790 BROADWAY / NEW YORK, N.Y. 10019 / 245-2100

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THE ONLY TAX EXEMPT VEHICLE FOR SUPPORT OF NAACP COMMUNITY PROGRAMS IN THE COURTS, SCHOOLS, VOTER EDUCATION, HOUSING AND TRAINING SERVICES AND YOUTH ACTIVITIES . . . . . .

March 9, 1971

Mr. Joseph H. Battle
President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear ~~Mr. Battle~~ Joe:

First I want to say that I enjoyed very much meeting and talking with you at the NCDH Conference in Chicago, and I am looking forward to a continuation of our relationship.

Mr. Wilkins has asked me to reply to your letter of February 2 concerning National Neighbors. We are pleased to know of your activities and pledge our cooperation to the best of our ability.

Information concerning your activities will be included in future releases of our Housing Bulletin.

Please let us know if we can be of further assistance.

Very truly yours,

Bill Morris

William R. Morris
Director of Housing Programs

encl.
/sm

AC

March 11, 1971

(216) 295-1600

Mr. Joseph H. Battle
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

Thank you for the information about National Neighbors. I am sharing this with our staff who work in housing. We will do anything possible to promote this commendable effort.

Sincerely,

Paul Anthony
Executive Director

PA:jb

- Associate Membership $25.00

MAR 2 1971

3129 Keswick Road
Shaker Heights, Ohio 44120
February 25, 1971

Mr. Paul Anthony
Executive Director
Southern Regional Council
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Anthony:

I am writing to introduce a new organization, National Neighbors. The enclosed fact sheet will give you the pertinent details about Neighbors. My personal involvement in the creation of this organization grew from my desire to promote open housing.

Equal housing opportunity in an open, pluralistic society, although guaranteed by law, is far from a reality in our country. Segregated housing patterns are implicated in many of the crucial problems of our society, involving employment, education and human relations. The communities which comprise National Neighbors offer living examples of multi-racial neighborhoods where people live, plan and work together. Such communities can, and do, point the way towards an open, humane society.

We will be most grateful for any support which your organization, and its members, can give to Neighbors. Specifically, we would like to make two requests: (1) If it is appropriate and compatible with your purposes, include information about Neighbors in your newsletter, or other publications; and (2) If and when your members move to another city, suggest that they contact us about obtaining nondiscriminatory housing.

Our infant organization needs all the exposure it can get. Just recently I met a couple new to Cleveland who wanted their children to grow up in a pluralistic setting, but they had bought a house in a one-race area because the real estate agent refused to admit the existence of any multi-racial neighborhoods. My family and I have lived in such a neighborhood in Cleveland for the past 11 years.

We hope that you will accept our extended hand of friendship and that we may be supportive of each other's goals and programs.

Very truly yours,

Joseph H. Battle

Joseph H. Battle,
President

JHB/bjw

April 22, 1971

DEAR _____

I have been asked by Mrs Peggy Helton of South DeKalb Neighbors to coordinate a project called "Shoppers Sunday" that is being sponsored nationally by National Neighbors (See the enclosed "Facts about National Neighbors"). "Shoppers Sunday" is an attempt to find, document and perhaps litigate against discrimination in housing by realtors and apartment management firms. South DeKalb Neighbors is the primary local sponsor of this project.

I agreed to act as coordinator with the belief that broad-based support from local fair housing organizations/activist could be mobilized: not just for implementation but for planning and coordination as well. Therefore my role is probably more properly defined as consumer, because the definition of geographical and problem areas (eg real estate brokers and apartment management firms) in times of housing discrimination must come from you who have been active in

this area.

For maximum success (and to insure accuracy of the data) it is important that no publicity be given the project.

To facilitate collective planning of the project I have scheduled an organizational meeting for May 30th at 1 p.m., to be held in the conference room of the Southern Regional Council located at 5 Forsyth St in Atlanta. The proposed agenda of this meeting covers the following areas: a fuller explanation of National Neighbors and the proposed program; selection of volunteers to recruit participants in "Shoppers Sunday"; and discussion and/or selection of target real estate companies and apartment management firms.

~~We regret that this notice is made contrary to normal practice, but we propose a meeting in such a short~~

This short notice is due to the very short time remaining in which to organize and implement our program.

I sincerely hope, however, that you ~~are to~~ can attend (or send a representative) the May 30th meeting and ~~to lend your~~ can support ~~to~~ my is endeavor. In any event, please let me know if you can attend by May 3rd.

I look forward to working with you.

Sincerely

Arthur C. [illegible]
Co-Director [illegible] & Rly. [illegible]
Coordinator of Atlanta's "Shoppers Sunday"

Enclosure / "Facts about National Neighbors"

> Request replies?

State Department of Family and Children Services

STATE OFFICE BUILDING/ATLANTA, GEORGIA 30334

T. M. JIM PARHAM
DIRECTOR

April 27, 1971

Mr. Arthur C. Campbell
Co-Director
Housing and Planning Program
Southern Regional Council
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

Thanks for your letter of April 26, 1971. I believe that your "Shoppers Sunday" project is a worthwhile one, and I will support it in any way that I can.

Hoping to see you at the meeting on May 4 at 1:00 p.m., I am

Sincerely,

William M. Pace

William M. Pace
Community Development Representative

WMP:bmm

Winnie McPhelan

April 27, 1971

Mr. Frank Truan
Center of Disease Control
1079 Belleview Drive
Atlanta, Georgia 30306

Dear Mr. Truan:

I have been asked by Mrs. Peggy Helton of the South DeKalb Neighbors to coordinate a project called "Shoppers Sunday" that is being sponsored nationally by National Neighbors (see attached "Facts about National Neighbors"). "Shoppers Sunday" is an attempt to find, document and perhaps litigate against discrimination in housing by realtors and apartment management firms. South DeKalb Neighbors is the primary local sponsor of this project.

I agreed to act as coordinator with the belief that broad-based support from local fair housing organizations/activists could be mobilized; not just for implementation, but for planning and coordination as well. Therefore, my role is probably more properly defined as convener, because the definition of geographical and problem areas (e.g. real estate brokers and apartment management firms) in terms of housing discrimination must come from you who have been active in this area.

For maximum success (and to insure accuracy of the data) it is important that no publicity be given the project.

To facilitate collective planning of the project, I have scheduled an organizational meeting for May 4, 1971 at 1:00 p.m., to be held

in the conference room of the Southern Regional Council located at 5 Forsyth Street, N. W. in Atlanta. The proposed agenda of this meeting covers the following areas: A fuller explanation of National Neighbors and the proposed program; selection of volunteers to recruit participants in "Shoppers Sunday"; and discussion and/or selection of target real estate companies and apartment management firms.

This short notice is due to the very short time remaining in which to organize and implement our program. I sincerely hope, however, that you can attend the May 4th meeting and can support this endeavor.

If you have any questions prior to the meeting, I can be reached at 522-8764.

Sincerely yours,

Arthur C. Campbell
Co-Director
Housing and Planning Program

ACC:mv

Enclosure: "Facts about National Neighbors"

POSITION PAPER PRESENTED BY THE
CRC EXECUTIVE COMMITTEE
TO THE FULL COMMISSION - APRIL 27

The Community Relations Commission strongly believes in Atlanta now and the Atlanta of the future. We believe that Atlanta stands a better chance to develop in peace and prosperity than any other American city. We do not believe in a white city nor a black city. We believe in a people city.

For over a year, the Community Relations Commission has had a program in the area of open housing and neighborhood stabilization. We have had Town Hall Meetings in Southwest High School Area, Southeast Atlanta, and more recently at Therrell High School. The staff has also worked in East Atlanta and Ben Hill. Many citizens in these communities tell the Commission they want to live in integrated communities if city services and schools can be maintained at a high level and if their privacy can be protected against overly aggressive real estate solicitation.

The Commission has met with only limited success using persuasion as its only tool. The CRC has come to the conclusion that its hand needs to be strengthened. The Commission has studied neighborhood stabilization ordinances of other American cities. The Commission has asked the City Attorney's office to research this subject further. CRC is considering recommending to the Board of Aldermen the passage of two new ordinances:

(1) A "no sign" ordinance which would bar the uses of real estate signs on residential property throughout the City of Atlanta. The City of Decatur has had such an ordinance for the last 3 years. The CRC staff has interviewed City Manager Robert Mauney and Dekalb Commission Chairman Clark Harrison, who is also a realtor. Both report that this ordinance has had a helpful effect in stabilizing Decatur and has been a great psychological boost to the community. Former Mayor Jack Hamilton,

also a realtor, reports that the ordinance has considerably improved the physical appearance of Decatur.

(2) A "no solicitation" ordinance which would bar real estate agents from soliciting listings from homeowners.

If a homeowner wishes to sell his property, he could contact any real estate agent he choses. The real estate agent could promote and advertise the property any way he selects except to put a sign on the property.

The Community Relations Commission asks for support of these two ordinances from business and real estate organizations, churches, civic groups, PTA's, the Atlanta School Board, civil rights and fair housing groups and other organizations. Letters of endorsement should be directed to Alderman Wade Mitchell, Chairman of Ordinance and Legislation Committee, % City Clerk, City Hall, Atlanta, with a copy of the letter to the Community Relations Commission, 121 Memorial Drive, S. W., Atlanta, 30303.

Sunday Shoppers' Meeting 5/4/71:

30303

Pat Chapman 121 Memorial Drive 659-4463-43

FRED J. THOMPSON { 75 PIEDMONT AVE. N.E. Suite 310 - 30303 659-1150
1469 AVON AVE S.W. 30310 755-3755 }

Judge Rowley 2055 Jones Road N.W. office 794-6535
505-7831 Ex38

Pat Johnson 3519 Beachhill Dr. Doraville 939-1974

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Donna L. Cunningham - 2056 Pine Cone Dr SW. 344-2250

Ed Golden 2470 Delwood Dr SW 355-4009

Claire Likly 3727 Stephanie SW 344-7250

Alice Henry 3571 Tall Pine Ln SW 344-[illegible]

[illegible] 324 Oak Forest Rd N.E. 252-5447

Ernest M. Adams 1748 Vickers Cir. Dec 30058 378-0507

JOHN BROWN Ga. Sh.

RANDY TAYLOR
KATHY WOOD
PEGGY HELTON

523-0641 Dave Crosland

① Lawyer's Comm. for Civil Rights Under the Law

1. Mrs. McGuffog - 938-9643 (no ans. 9:50 am - no ans. 11:45 a.m.
(contacted) (no ans. 1:50 p.m.

substitute (Jasper Parnell (+ family)
Shell oil Co. (Block)
Guffog

2. Mrs. James Wood - 378-5186 (no ans. 9:50 a.m - no ans.
1:52 p.m.
5/12/71 Contacted - Okay

3. John Brown - OK not in office 9:51 a.m - 1:58 p.m
5/12/71 - contacted - needs names of
People who will be
attending Shoppers Sunday
Training session by Fri.

4. Mrs. McPhelson - ok - Contacted

5. Mrs. Pat Chapman - 659-4463 - not in office today
OK ext - 433

6. Fred Thompson - OK ~~not in left word for him to return call~~.

7. Judge Romley - Contacted

8. Sen. Randalph Taylor - ~~out of town~~ Left word with secre. - he back tomorrow

9:00
People present - tomorrow

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER _____ DATE OF VISIT 5/15/71

VOLUNTEER'S NAME Kathryn Burke (White) TIME _____

PHONE _____

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST _____

AREA ONLY TO REQUEST Area 3

Address: 2979 Monterey Dr.

(To be filled in by volunteer)

Was you shown the home you inquired about? Yes____ No____

What reason was given? _____

_____

What was the year alone of employment? Yes____ No____

Home address? Yes____ No____ ✓

Telephone number? Yes____ No____

Credit references? Yes____ No____

Amt. of down payment? Yes____ No____

Time and date of final contact: _____

Were you treated courteously? _____

Were all rooms in the home you applied for? _____

Did you ask for one? _____

Was you shown other homes similar to the one you asked for? Yes____ No____

If so, what were they? _____

Price _____

Integrated _____

Were other houses? Yes____ No____

Were other houses _____ No____

Neighborhood: black area? _____ white area ✓

I could not find the ad in today's paper -

Man came to door said there was "no open house" - shown only thru agent. His wife was sick so would not show the house -

0

Area 2
Address 2979 Monterey Dr.
Broker Harry Norman Assoc.
Agent Mrs. Rutledge 634-5917
Price 23,350
Page No 32-E
Volentiers Willie B. Hunter
Phone 378-1639 #1

OPEN 2:00-5:00
2979 MONTEREY DR.
Cozy & charming 3 BR, 2 bath Ranch. Liv. rm, sep. din. rm. Exposed beamed ceil'gs, cent. air, ½ bsmt., richly carpeted & draped. Fenced backyard w-gas grill. Convt. to I-285 & I-20, churches, schools & shop'g. VA appraised. $22,350. SEE TODAY!
MRS. RUTLEDGE 634-5917 939-5910

In Belvedere -
Columbia - to Santa Monica
then left - to San Gabriel
at on S.G. - third street
to Monterey

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER _____ DATE OF VISIT _____

VOLUNTEER'S NAME [illegible] (Black) TIME 3.30 p.m.

PHONE 378-[illegible]39

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST _____

AREA OF CITY TO REQUEST _____

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ____ No ✓

If not, what reason was given? [illegible] will not be available today (talked to [illegible])

Were you asked for your place of employment? Yes ____ No ____

Home address? Yes ____ No ____
Telephone number? Yes ____ No ____
Credit references? Yes ____ No ____
Amt. of down payment? Yes ____ No ____

Time and date of actual contact: _____

Were you treated courteously? Yes

Name of salesman you spoke with: _____

Did he/she give you his card? _____ Did you ask for one? _____

Were you shown other homes similar to the one you asked for? Yes ____ No ____

If not, what reason was given? _____

If yes, where? Address _____ Price _____

Area: Black _____ White _____ Integrated _____

Were you asked if you would like to see other houses? Yes ____ No ____

Were you referred to any other broker? Yes ____ No ____

If so, is his business in a predominantly black area? _____ white area _____

integrated area _____

①

NATIONAL NEIGHBORS REAL ESTATE SURVEY

white

1

To be filled in by coordinator:

NAME OF BROKER Alma Fuller DATE OF VISIT 5/16/71

VOLUNTEER'S NAME Mr & Mrs R L Stephens TIME 3:15 PM

PHONE 255-5197

TYPE OF HOME TO REQUEST 3 bedroom - den PRICE HOME TO REQUEST $40,000

AREA OF CITY TO REQUEST SE

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓
Telephone number? Yes ____ No ✓
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 5/16/71 - 3:15 PM

Were you treated courteously? Yes

Name of salesman you spoke with: Sam Kleditis

Did he/she give you his card? Yes Did you ask for one? Yes

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? He offered if one gave requirements

If yes, where? Address ____ Price ____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ✓ No ____

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

ALMA

FULLER
REALTY COMPANY
REALTORS
SUITE A, EXECUTIVE SQUARE
4277 MEMORIAL DRIVE
DECATUR, GEORGIA 30032
MEMBER.

41500
Will accept offer
SAM KLADITIS

OFFICE: 289-7283
RES. 288-2397

Area 23 2347 Springside La.
Address
Agent Sam Kladitis 288-2397
Price 41,500 (will accept offer)
Broker Alma Fuller Realty
Page No. 35 E
Valentier Willie Kater
Phone 378-1639
80 out I 20 to Columbia dr. turn left
off Columbia dr. to Spring Valley

SPRING VALLEY
OPEN HOUSE
2347 Springside La., I-20 — Columbia Dr., ½ mi. from E. Intchg. Price SLASHED beyond belief. 2100 sq. ft. w-dalite bsmt. 20 x 28 den, Alpine fireplace, brkfast nook, entry, carpet & Drapes. Roomy Brs, 2 decor baths. Tastefully landscaped corner lot, ½ blk. from swimming & tennis. Come by make offer — you CAN afford. Sam Kladitis, 288-2397.
C P A C C

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER _____ DATE OF VISIT _____

VOLUNTEER'S NAME [illegible] (Black) TIME 4:00 p.m.

PHONE 375-1139

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST _____

AREA OF CITY TO REQUEST _____

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? _____

Were you asked for your place of employment? Yes ✓ No ____

Home address? Yes ____ No ✓
Telephone number? Yes ✓ No ____
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 5-[illegible]-71

Were you treated courteously? Yes

Name of salesman you spoke with: A. J. Kl[illegible]

Did he/she give you his card? Yes Did you ask for one? Yes

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? [illegible]

If yes, where? Address _____ Price _____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? _____ white area _____

integrated area _____

(1)

white

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER Mrs. Harry Hamm & Associates DATE OF VISIT 5/16/71

VOLUNTEER'S NAME Mr. William F. Goedecke Jr TIME 3:15

PHONE 451-0875

TYPE OF HOME TO REQUEST open 2:30-5:30 2026 N. Pomeroy PRICE HOME TO REQUEST 75,000.00

AREA OF CITY TO REQUEST Area 2

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address?	Yes ____	No ✓
Telephone number?	Yes ✓	No ____
Credit references?	Yes ____	No ✓
Amt. of down payment?	Yes ✓	No ____

Time and date of actual contact: 3:15 5/16

Were you treated courteously? yes

Name of salesman you spoke with: Mrs Sarah Smith

Did he/she give you his card? yes Did you ask for one? No

(Were you shown other homes similar to the one you asked for? Yes ____ No ✓)

If not, what reason was given? did not come up

If yes, where? Address — Price ____

Area: Black — White ____ Integrated —

Were you asked if you would like to see other houses? (Yes ____ No ✓)

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? — white area —

integrated area —

She said price was set higher than necessary because

White

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER MRS. HARRY NORMAN DATE OF VISIT 5/16/70

VOLUNTEER'S NAME NORMAN + BRIDGET McGUFFOG TIME 3.45

PHONE 938-9663

TYPE OF HOME TO REQUEST 1 Brick 1 Story PRICE HOME TO REQUEST 65,000 - 75,000

AREA OF CITY TO REQUEST N. Ponce de Leon 2026

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ___

If not, what reason was given? ___

Were you asked for your place of employment? Yes ___ No ✓

Home address? Yes ___ No ✓
Telephone number? Yes ✓ No ___
Credit references? Yes ___ No ✓
Amt. of down payment? Yes ___ No ✓

Time and date of actual contact: 5/16/71

Were you treated courteously? YES

Name of salesman you spoke with: MRS. SARAH SMITH

Did he/she give you his card? NO (CNP) DIDN'T HAVE Did you ask for one? ✓

Were you shown other homes similar to the one you asked for? Yes ___ No ✓

If not, what reason was given? N/A

If yes, where? Address ___ Price ___

Area: Black ___ White ✓ Integrated ___

Were you asked if you would like to see other houses? Yes ✓ No ___

Were you referred to any other broker? Yes ___ No ✓

If so, is his business in a predominantly black area? ___ white area ___

integrated area ___

(MRS. SMITH SAID THE PRICE $75,000 WAS

Area 2
Address 2026 N. Ponce DeLeon
Broker Harry Norman Inc.
Agent Sarah Smith
Price
Page No 32-E
Volenteer
Phone

OPEN 2:30-5:30
2026 N. Ponce de Leon
Handsome 2-sty Georgian in Druid Hills. Spacious & charm'g with large liv. rm., din. rm, library, den, solarium & fam. rm w-bit-in bar, refrig. & ice-maker. 4 BR, 2½ baths, huge mod. kit. w-eat'g area. Cent. air, fabulous guest house. FERNBANK DRUID HILLS SCHOOLS. SARAH SMITH 373-4018 233-4142

Were you referred to another broker? Yes ____ No ✓

If so, was its business in a predominantly black area? ____ white area? ____

Reference area? ____

PAGE PARTIALLY ILLEGIBLE

NATIONAL NEIGHBORS REAL ESTATE SURVEY

2026 N Power

To be filled in by coordinator:

NAME OF BROKER Harry Norman Assoc. DATE OF VISIT 5/16/71

VOLUNTEER'S NAME [illegible] TIME 4:15 PM

PHONE 2414342

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST _____

AREA OF CITY TO REQUEST _____

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ____ No NO

If not, what reason was given? didnt let us in

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓
Telephone number? Yes ____ No ✓
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 4:15 PM

Were you treated courteously? NO

Name of salesman you spoke with: None

Did he/she give you his card? NO Did you ask for one? NO

Were you shown other homes similar to the one you asked for? Yes ____ No NO

If not, what reason was given? None

If yes, where? Address _____ Price _____

Area: Black _____ White ~~Did~~ Yes Integrated _____

Were you asked if you would like to see other houses? Yes ____ No NO

Were you referred to any other broker? Yes ____ No NO

If so, is his business in a predominantly black area? _____ white area _____

integrated area _____ None

They didnt let us in. After we saw a Coupt Coming out. By the way the people were white

PAGE PARTIALLY ILLEGIBLE

WHITE

(1)

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER WASHBURN REALTY DATE OF VISIT 5/16/71

VOLUNTEER'S NAME THE GEORGE TAYLOR'S TIME 3:10-3:30 PM

PHONE 344-3251

TYPE OF HOME TO REQUEST 2262 LYLE RD. PRICE HOME TO REQUEST $47,500.00

AREA OF CITY TO REQUEST COLLEGE PARK

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address?	Yes ✓	No ____
Telephone number?	Yes ✓	No ____
Credit references?	Yes ____	No ✓
Amt. of down payment?	Yes ____	No ✓

Time and date of actual contact: SAME AS ABOVE

Were you treated courteously? YES

Name of salesman you spoke with: ANNA BUDEN

Did he/she give you his card? YES Did you ask for one? ____

Were you shown other homes similar to the one you asked for? Yes ____ No ____

If not, what reason was given? ____

If yes, where? Address ____ Price ____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

Washburn Realty & Insurance
2749 EAST POINT ST. EAST POINT, GA. 30344

ANNA BODEN

REALTORS

OFFICE 762-1411
RESIDENCE 349-0472 OR 344-2214

Area # 4
Address - 2262 Lyle Rd., C. Pk.
Broker - Washburn Realty
Agent - Anna Boden
Page No. - 37E
Volenteer - mr + mrs A. L. Cunningham
Phone - 349-0472, 762-1411
Price - mid 40's

Were you asked for your place of employment? Yes ____ No ✓

Home phone? Yes ____ No ____

Place home owned? Yes ____ No ____

Yes ____ No ____

Yes ____ No ____

OPEN 2:30-5
2262 LYLE RD., C. PK.
TOO LOVELY to describe. Ideal retirement home w. rm. for the fam. to visit, or ideal for lge. fam. 4 BR., 3 bas., c.a. Conv. to ft. Mc., a.p. and rways. Mid 40's. Anna Boden 349-0472, 762-1411.

Time and date of [illegible]

Interested [illegible]

Home [illegible]

Do the [illegible] give you the [illegible] Did you [illegible]

Were you [illegible] Yes ____

If [illegible] that house [illegible]

If yes, where? Address ____ Price ____

Area ____ Price ____ Interest ____

Were ____

Were you referred to another broker? Yes ____ No ✓

If so, do his business in a predominantly black area? ____ White area? ____

Integrated area? ____

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NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER Washburn Realty DATE OF VISIT May 16, 1971

VOLUNTEER'S NAME Andrew + Orene L. Cunningham TIME

PHONE 344-2250

TYPE OF HOME TO REQUEST PRICE HOME TO REQUEST 47,000

AREA OF CITY TO REQUEST

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No

If not, what reason was given?

Were you asked for your place of employment? Yes No ✓

Home address? Yes ✓ No
Telephone number? Yes ✓ No
Credit references? Yes No ✓
Amt. of down payment? Yes ✓ No

Time and date of actual contact: 3:45 pm 5-16-71

Were you treated courteously? yes

Name of salesman you spoke with: Anna Boden

Did he/she give you his card? yes Did you ask for one? yes

Were you shown other homes similar to the one you asked for? Yes No ✓

If not, what reason was given? Were told about King Henry Rd. 38,500

If yes, where? Address Price 38,500

Area: Black White Integrated ✓

Were you asked if you would like to see other houses? Yes ✓ No

Were you referred to any other broker? Yes No ✓

If so, is his business in a predominantly black area? white area

integrated area

(2)

White

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER Northridge DATE OF VISIT 5/16/71

VOLUNTEER'S NAME Norman & Bridget McGuffog (W) TIME 3:15

PHONE 938-9113

TYPE OF HOME TO REQUEST 3 bdrm. Brick Ranch PRICE HOME TO REQUEST $27,900

AREA OF CITY TO REQUEST 905 Homewood Ct.

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓
Telephone number? Yes ____ No ✓
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 5/16/71 3:15 P.M.

Were you treated courteously? Yes

Name of salesman you spoke with: Mrs. Alice Rowden

Did ~~he~~/she give you his card? Yes Did you ask for one? Yes

Were you shown other homes similar to the one you asked for? Yes N/A No ____

If not, what reason was given? N/A

If yes, where? Address ____ Price ____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

Lunde

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER Northside Realty Co. DATE OF VISIT 5-16-71

VOLUNTEER'S NAME Mr. + Mrs. John F. Whalen TIME

PHONE 255-7544

TYPE OF HOME TO REQUEST 3 bedroom - one floor PRICE HOME TO REQUEST $27,900

AREA OF CITY TO REQUEST DeKalk Co. near N. DeKalb Shp. Ctr. - off N. Druid Hills Rd.

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____ 905 Homewood Ct.

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓
Telephone number? Yes ____ No ✓
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 3:15 p.m. Sunday May 16 Open House

Were you treated courteously? Very

Name of salesman you spoke with: Alice Bowden

Did ~~he~~/she give you his card? no (they were scattered all around the house) Did you ask for one? no

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? ____

If yes, where? Address ____ Price ____

Area: Black ____ White X Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

area 2
address 905 Homewood Ct.
Broker Northside
Agent - Alice Bowden 237-9726
Price $27,900
Page no. 31-E
Volenteer
Phone

905 HOMEWOOD CT.
OPEN 2:30-5:00 P.M.
$27,900. No better buy in price range than this pleasant, immaculate all brick home. 1½ baths, 3 beds, den, LR-DR comb., pretty kitchen, half basement, lovely fenced yard. Come see! No. Druid Hills Rd. to N. Valley to above, near N. DeKalb Shopping. OFC: 633-1454.
ALICE BOWDEN: 237-9726

Black

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER northside DATE OF VISIT 5/16/71

VOLUNTEER'S NAME Judge Rowley & Marion TIME Taylor

PHONE

TYPE OF HOME TO REQUEST PRICE HOME TO REQUEST

AREA OF CITY TO REQUEST

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No

If not, what reason was given?

Were you asked for your place of employment? Yes ✓ No

Home address?	Yes	No ✓
Telephone number?	Yes	No ✓
Credit references?	Yes	No ✓
Amt. of down payment?	Yes	No ✓

Time and date of actual contact: 3:45 PM

Were you treated courteously? yes

Name of salesman you spoke with: Mrs Alice Bowden

Did he/she give you his card? NO Did you ask for one? yes

Were you shown other homes similar to the one you asked for? Yes No ✓

If not, what reason was given?

If yes, where? Address Price

Area: Black White ✓ Integrated

Were you asked if you would like to see other houses? Yes No ✓

Were you referred to any other broker? Yes No ✓

If so, is his business in a predominantly black area? white area

integrated area none

4W
2B

White

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER Clover Realty DATE OF VISIT 5-16-71

VOLUNTEER'S NAME Mrs. Henry L. de Give TIME 4 3 p.m.
Betty L. Kettle 872-8452

PHONE 355-2342

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST 32,500.

AREA OF CITY TO REQUEST Clarkston

To be filled in by volunteer:

Were you shown the home you inquired about? Yes X No ____

If not, what reason was given? _____

Were you asked for your place of employment? Yes ____ No X

Home address?	Yes X	No ____
Telephone number?	Yes X	No ____
Credit references?	Yes ____	No X
Amt. of down payment?	Yes ____	No X

Time and date of actual contact: Same as above

Were you treated courteously? Yes

Name of salesman you spoke with: Mrs. Irene Mr. Kinley

Did he/she give you his card? Yes Did you ask for one? Yes

Were you shown other homes similar to the one you asked for? Yes X in future No ____

If not, what reason was given? _____

If yes, where? Address Same Area Price 30's

Area: Black ____ White X Integrated ____

Were you asked if you would like to see other houses? Yes X No ____

Were you referred to any other broker? Yes ____ No X

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

* Salesman called this volunteer the following day to indicate her sister-in-law is selling her house.

area. 2
address 1194 Cedar Pk. Circle
Broker -Northside
Price 30's
Page No 31-E
Volenteer
Phone
Call Jean Sterrett - 233-8361

Saw other open house on Cedar Park Dr. (Clover Realty)

1st Open, Hasten!
OPEN 1:15-3:15 P.M.
NEARLY NEW CONTEMPORARY, professionally landscaped, carpeted, decorator draperies, AIR-CONDITIONED, three bedrooms expandable to four, THREE FULL BATHS, den, fireplace. FABULOUS HOUSE in FABULOUS MID THIRTIES! From I-285 take E. Ponce de Leon exit, go east to Hambrick Rd., turn left, left on Cedar Heights Dr., rt. on Cedar Park Circle to No. 1194. OFC: 633-1484.
JEAN STERRETT: 233-8361

Directions on this ad are wrong. Realtor had left.

CLOVER REALTY COMPANY
Realtors

Anne McKinley
Ofc: 636-8601
Res: 939-6650

2781 Clairmont Road, N.E.
Atlanta, Georgia 30329
MULTIPLE LISTING SERVICE

2037 Desmond Dr. NE

White

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER Braman & Schmitz DATE OF VISIT 5/16/71

VOLUNTEER'S NAME David Hammond / JoAnne Godwin TIME 3:30

PHONE 448-1853 / 938-4284

TYPE OF HOME TO REQUEST 2037 Desmond Dr. NE / N/A PRICE HOME TO REQUEST 37,500.

AREA OF CITY TO REQUEST N/A

To be filled in by volunteer:

Were you shown the home you inquired about? Yes N/A No ____

If not, what reason was given? Open house

Were you asked for your place of employment? Yes ____ No X

Home address? Yes ____ No X
Telephone number? Yes ____ No X
Credit references? Yes ____ No X
Amt. of down payment? Yes ____ No X

Time and date of actual contact: 5/16/71 3:30 pm

Were you treated courteously? Very

Name of salesman you spoke with: Katherine Voegler

Did he/she give you his card? Yes Did you ask for one? No

Were you shown other homes similar to the one you asked for? Yes ____ No X

If not, what reason was given? Doesn't apply

If yes, where? Address ____ Price ____

Area: Black ____ White ____ Integrated ____

Were you asked if you would like to see other houses? Yes ____ No X

Were you referred to any other broker? Yes ____ No X

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

Couple 1

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER Barton - Ludwig DATE OF VISIT 5/16/71

VOLUNTEER'S NAME Phil Parker Pat Johnson TIME 3:15

PHONE ~~[illegible]~~ 939-5434 939-1974

TYPE OF HOME TO REQUEST Ranch PRICE HOME TO REQUEST 35,500

AREA OF CITY TO REQUEST 4433 Briarcliff Rd

To be filled in by volunteer:

Were you shown the home you inquired about? Yes X No ____

~~If not, what reason was given?~~ ~~[illegible]~~

Were you asked for your place of employment? Yes ____ No X

Home address? Yes ____ No X
Telephone number? Yes ____ No X
Credit references? Yes ____ No X
Amt. of down payment? Yes ____ No X

Time and date of actual contact: ____

Were you treated courteously? ____

Name of salesman you spoke with: Mike Gredale

Did he/she give you his card? yes Did you ask for one? yes

Were you shown other homes similar to the one you asked for? Yes ____ No ____

If not, what reason was given? Salesman offered to show us some other homes

If yes, where? Address ____ Price ____

Area: Black ____ White X Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ____

Were you referred to any other broker? Yes ____ No X

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

(over)

Salesman told us this was his parents home and they were very anxious to sell, would take a reasonable offer of less than 35,500

He also asked us how we planned to finance and offered to work out financial aspects

Area 9
Address 4433 Briarcliff Rd.
Broker Burton & Ludwig
Agent Mike Bradley 351-4320
Price 30's
Page No 32-E
Valenteer
Phone

OPEN 3-6
Come see this lovely 3 bd. 3 ba. brick ranch, den w-fpl, sundeck, central air, w-w carpets, convenient North Lake Plaza, mid $30's. Come By 4433 Briarcliff Rd. Today. MIKE BRADLEY 351-4320.

White

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER Sandra Erwin ~~Berry Realty~~ DATE OF VISIT 16 May 71

VOLUNTEER'S NAME Barbara Halpern & Sadler Poe TIME 3:30 p.m.

PHONE Poe 527-8600

TYPE OF HOME TO REQUEST Ranch - 3 br PRICE HOME TO REQUEST 25,000

AREA OF CITY TO REQUEST ~~N/E~~ N.E Area 2

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓

Telephone number? Yes ✓ No ✓

Credit references? Yes ____ No ✓

Amt. of down payment? Yes ____ No ✓

didn't get this far but probab could have

Time and date of actual contact: 16 May 71

Were you treated courteously? Yes - very much so

Name of salesman you spoke with: Sandra Erwin

Did he/she give you his card? Yes Did you ask for one? No

Were you shown other homes similar to the one you asked for? Yes ____ No ✓, but another was suggest

If not, what reason was given? ____

If yes, where? Address Somewhere Nearby Price 26,000

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ✓ No ____

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

Area 2
Address 1463 Colony East Circle
Broker Berry Realty Co.
Price 25
Page no 32-E
Volenteer
Phone

OPEN 3-6
1463 Colony East Cir. off Covington Hwy. Near 285. Immaculate 2 yr. old brick ranch, 1375 sq. ft. living space, 3 Br. 1½ Ba. Den. W-W carpet, Cent Air. VA App. $25,000. Sandra Erwin 288-2199, Jannette Barfield 289-1808, ofc. 284-3483.

BERRY REALTORS REALTORS INSURORS

Sales-Rentals-Insurance

MEMBER METROPOLITAN MULTI-LIST

4 OFFICES TO SERVE YOU

MORNINGSIDE OFFICE
1874 PIEDMONT AVENUE, N. E.
ATLANTA, GEORGIA

BUCKHEAD OFFICE
3283 ROSWELL ROAD, N. E.
ATLANTA, GEORGIA

COLUMBIA OFFICE
1775 COLUMBIA DRIVE
DECATUR, GEORGIA

N. E.-DEKALB OFFICE
3394 SHALLOWFORD RD., N. E.
ATLANTA, GEORGIA

1375 sq ft. living space
V.A. app. 25,000
3BR. 1½ B, Den.
Air Con. Carpets (gold)
75X150 lot.

See or Call

SANDRA ERWIN

Office: 284-3483

Residence: 288-2199

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NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER Clover Realty DATE OF VISIT May 16, 1971

VOLUNTEER'S NAME Arthur Campbell TIME 4:30 P.M.

PHONE 344-4615

TYPE OF HOME TO REQUEST Formal 4 Bedroom PRICE HOME TO REQUEST $32,500

AREA OF CITY TO REQUEST No II 1194 Cedar Pk. Circle

To be filled in by volunteer:

Were you shown the home you inquired about? Yes____ No____

If not, what reason was given?_____

Were you asked for your place of employment? Yes____ No ✓

Home address? Yes____ No ✓
Telephone number? Yes____ No ✓
Credit references? Yes____ No ✓
Amt. of down payment? Yes____ No ✓

Time and date of actual contact: 4:30 P.M May 16 1971

Were you treated courteously? Yes

Name of salesman you spoke with: Mrs. Anne McKinley

Did he/she give you his card? No - Place on display Did you ask for one?_____

Were you shown other homes similar to the one you asked for? Yes____ No ✓

If not, what reason was given? I didn't ask to see one

If yes, where? Address_____ Price_____

Area: Black_____ White ✓ Integrated No

Were you asked if you would like to see other houses? Yes____ No ✓

Were you referred to any other broker? Yes____ No ✓

If so, is his business in a predominantly black area?_____ white area_____

integrated area_____

Black

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER Berry Realtor Co. DATE OF VISIT May 16, 1971

VOLUNTEER'S NAME Arthur C. Campbell TIME (afternoon)

PHONE 344-4615

TYPE OF HOME TO REQUEST Small 3 Bedroom PRICE HOME TO REQUEST 25,000.00

AREA OF CITY TO REQUEST No. II

To be filled in by volunteer:

Were you shown the home you inquired about? Yes____ No____

If not, what reason was given?

Were you asked for your place of employment? Yes____ No ✓

Home address? Yes____ No ✓
Telephone number? Yes____ No ✓
Credit references? Yes____ No ✓
Amt, of down payment? Yes____ No ✓

Time and date of actual contact: 5:00 P.M May 16, 1971

Were you treated courteously? Yes

Name of salesman you spoke with: Mrs. Sandra E. Davis

Did he/she give you his card? Yes Did you ask for one?

Were you shown other homes similar to the one you asked for? Yes____ No ✓

If not, what reason was given? Realtor offer to service to show others in other areas:

If yes, where? Address (Black Area) Price

Area: Black ✓ White Integrated

Were you asked if you would like to see other houses? Yes ✓ No

Were you referred to any other broker? Yes____ No ✓ (realtor stated she could show us any house because they were M.M.L.)

If so, is his business in a predominantly black area? white area

integrated area

Rocks

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER Field DATE OF VISIT 5-16-71

VOLUNTEER'S NAME Mr. & Mrs. C. L. Holland Jr. TIME 2:30-2:45

PHONE 451-1567

TYPE OF HOME TO REQUEST 4114 Stephens Contemporary PRICE HOME TO REQUEST 34,750

AREA OF CITY TO REQUEST Briar Vista

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address?	Yes ____	No ✓
Telephone number?	Yes ____	No ✓
Credit references?	Yes ____	No ✓
Amt. of down payment?	Yes ____	No ✓

Time and date of actual contact: 5-16-71

Were you treated courteously? Yes

Name of salesman you spoke with: Emile Hui

Did he/she give you his card? Yes Did you ask for one? No

Were you shown other homes similar to the one you asked for? Yes ~~[illegible]~~ No ✓

If not, what reason was given? ____

If yes, where? Address ~~[illegible]~~ Price ____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ✓ No ____

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

MW: Return file of "5.5" forms

Name Arthur C. Campbell

Community Atlanta, Georgia
(Metropolitan area)

1

COORDINATORS SUMMARY SHEET

Reasons for selection of target firms: To gain information on Real Estate agents suspected of discrimination. All of those selected operate solely in all white or transitional areas. Generally, the criteria for selection was subjective and based on the experiences of the local organizers.

Did you have trouble obtaining white volunteers? No black? No
Experienced difficulty finding bonafide home buyers.
What other groups in your community cooperated in this project? Southern Regional Council (Human Relations organization) and Neighborhood Fiar Housing groups.

Do you see any compliance with open housing laws in your area? Yes X No

If you do, is it in sales? rentals? Primarily

Did compliance increase during the last year? not at all data inclusive ~~none~~

greatly total compliance

Is it confined to one or two areas? data inclusive

Has there been any legal activity in your area? ~~none~~ yes minimal

significant

If so, did it involve U.S. Justice Department 6 - 7 suits filed HUD several administrative actions in individual cases
(check any or all which apply)
state commission private agency individuals 1-2 suits filed

Do you think your community would join with National Neighbors in a planned legal assault on discriminatory practices, if resources could be made available? yes -- Many Shopper's Sunday volunteers expressed an interest in legal action provided a sound case could be developed.

Please write any additional details or comments you wish to include on back of sheet.

white

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER North Fulton DATE OF VISIT _____

VOLUNTEER'S NAME Mr. & Mrs. T. J. Conley TIME _____

PHONE _____

TYPE OF HOME TO REQUEST 3 br, 1½ ba. PRICE HOME TO REQUEST 23,500

AREA OF CITY TO REQUEST North, DeKalb Cty.

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? _____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓ Asked area
Telephone number? Yes ____ No ✓
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 5-16-71, about 3:00

Were you treated courteously? Yes

Name of salesman you spoke with: _____

Did he/she give you his card? No Did you ask for one? No

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? Didn't ask

If yes, where? Address _____ Price _____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

1w

NATIONAL NEIGHBORS REAL ESTATE SURVEY

White

To be filled in by co rdinator:

NAME OF BROKER Evanon & Schmitz DATE OF VISIT 5-16-71

VOLUNTEER'S NAME C. Edwin Smith & family TIME 3:00 PM

PHONE 241-1825

TYPE OF HOME TO REQUEST 2850 Ridgewood, N.W. PRICE HOME TO REQUEST _____

AREA OF CITY TO REQUEST _____

Not Checked by blacks

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? _____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ✓ No ____
Telephone number? Yes ✓ No ____
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 3:00 PM 5-16-71

Were you treated courteously? Extremely so

Name of salesman you spoke with: Reynolds Mrs Corinne Reynolds

Did he/she give you his card? yes ✓ Did you ask for one? no

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? _____

If yes, where? Address _____ Price _____

Area: Black _____ White _____ Integrated _____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? _____ white area _____

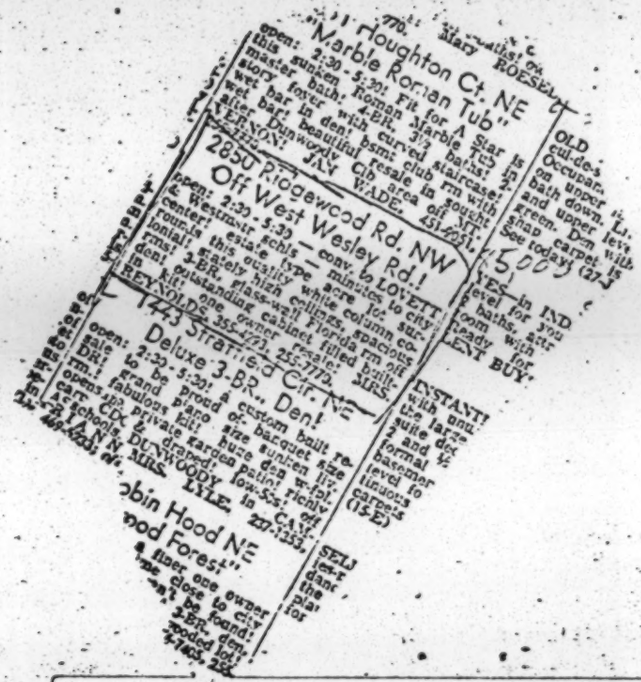
integrated area _____

(over)

when we enquired about the stability of the neighborhood we were told her company does not sell to blacks. more specifically she indicated she had tactics to avoid admitting black clients to a house and related a telephone conversation she had had with a CDC employee - prospect to discourage him from making an appointment to see a house her company had for sale. She casually mentioned a basement water problem but reassured him the water did not stand that it ran out within an hour or so. We did not show any feelings about blacks to elicit such a confidential statement to strangers. We felt that her views were not merely personal ones but that she reflected the company's attitude.

C. Edwin Smith

We are curious to learn if our black partner was admitted to the house since she stated that she would not answer the door when she recognized the caller was a black.



Branan & Schmitz Realty Inc.

4641 ROSWELL RD. N. E., ATLANTA 5, GA.

HEART OF BUCKHEAD

MRS. CORINNE REYNOLDS
255-7770

Res. 355-4293

Black

2 —

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER O. F. Thomas & Ass. DATE OF VISIT 5-16-71

VOLUNTEER'S NAME Charles and Amarylis Hawk TIME 4:15

PHONE 794-4961

TYPE OF HOME TO REQUEST 11 Lake Forest Lane PRICE HOME TO REQUEST 35-40

AREA OF CITY TO REQUEST E

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ✓ No ____
Telephone number? Yes ✓ No ____
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 4:15 - 5-16-71

Were you treated courteously? yes, very much so

Name of salesman you spoke with: Robert Nelson

Did he/she give you his card? yes Did you ask for one? yes

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? Will call next day on other houses

If yes, where? Address ____ Price ____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ____

Were you referred to any other broker? Yes ✓ No ____

If so, is his business in a predominantly black area? ____ white area ✓

integrated area ____ —

*This sale

White

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER O.F. Thomas & Assoc DATE OF VISIT _____

VOLUNTEER'S NAME Joe & Peggy Brogan (WHITE) TIME _____

PHONE 255-2207

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST Low 40's

AREA OF CITY TO REQUEST 11 Lake Forest Lane across from Chastain Golf Course

To be filled in by volunteer:

Were you shown the home you inquired about? Yes____ No____

If not, what reason was given? _____

Were you asked for your place of employment? Yes____ No ✓

Home address?	Yes ✓	No____
Telephone number?	Yes____	No ✓
Credit references?	Yes____	No ✓
Amt. of down payment?	Yes____	No ✓

Time and date of actual contact: 4:15 p.m. - 5/16/71

Were you treated courteously? VERY

Name of salesman you spoke with: BOB NELSON

Did he/she give you his card? after being asked Did you ask for one? yes

Were you shown other homes similar to the one you asked for? he suggested ✓2 Yes____ No____

If not, what reason was given? _____

If yes, where? Address STONE MOUNTAIN & ROBERTS RD Price 40'S

Area: Black____ White ✓ Integrated____

Were you asked if you would like to see other houses? Yes ✓ No____

Were you referred to any other broker? Yes____ No ✓

If so, is his business in a predominantly black area?____ white area____

integrated area____ we did get a story about the blk couple leaving when we arrived (Mr. + Mrs. Hawk) we were told he was a retired policeman who kept showing up at the homes Mr. Nelson shows, but neither

Black

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER Nelson Realty DATE OF VISIT 5-16-71

VOLUNTEER'S NAME Charles + Marylin Hawk TIME 5:00 pm

PHONE 794-4961

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST 40-50

AREA OF CITY TO REQUEST I Lot 3, Paces Ferry Rd.

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? _____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓
Telephone number? Yes ____ No ✓
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 5:00 5-16-71

Were you treated courteously? yes

Name of salesman you spoke with: Ann Smith

Did he/she give you his card? yes Did you ask for one? no

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? not many available

If yes, where? Address _____ Price _____

Area: Black _____ White _____ Integrated _____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? _____ white area _____

integrated area _____

* This salesman made no real attempt to

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER Nelson Realty DATE OF VISIT 16 May 71

VOLUNTEER'S NAME Mr & Mrs. Ward O. Winer (white) TIME 4 PM

PHONE 252-9321

TYPE OF HOME TO REQUEST Lot 3 Paces Ferry Rd PRICE HOME TO REQUEST 47,500

AREA OF CITY TO REQUEST

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No

If not, what reason was given?

Were you asked for your place of employment? Yes ✓ No

Home address?	Yes	No ✓
Telephone number?	Yes ✓	No
Credit references?	Yes	No ✓
Amt. of down payment?	Yes	No ✓

Time and date of actual contact: May 16th, 71 - 4 PM

Were you treated courteously? yes

Name of salesman you spoke with: Ann Smith

Did he/she give you his card? yes Did you ask for one? no

Were you shown other homes similar to the one you asked for? NA Yes No

If not, what reason was given? She offered but we said we didn't have time

If yes, where? Address NA Price

Area: Black White X Integrated

Were you asked if you would like to see other houses? Yes ✓ No

Were you referred to any other broker? Yes No ✓

If so, is his business in a predominantly black area? NA white area

integrated area

OVER

House we went to was listed on p.27E of Sunday paper as open today - Ann Smith was agent with Nelson Realty and was there. It was listed as "Lot 3 Paces Ferry Road" - no house number assigned yet since it is unfinished new construction. Paper listing said "mid 40's". 3 bdrm, 2½ baths, almost acre lot, 2200 ft² finished main & second floor & 1200 ft² unfinished basement, air conditioned. Sales lady was obviously anxious to sell. She said price had been 49,500 but builder just came down to 47,500 last week & she thought it could be bought for 46,000. price includes carpeting through whole house which wasn't in yet - "Buy now & pick your own". She said there would be no trouble getting an 80% mortgage at 7¾% giving monthly payments of 258 $/mo. plus taxes of about 600→700 $/yr. - closing cost will run about 2% of mortgage or 740 $. House would be ready in a week or two.

• She also ~~made~~ stressed a community club (automatically) available to owner at $350 initiation fee + 10 $/mo (swim, tennis, etc) & social gatherings.

Note: She also said she thought the builder would add stairs to back porch at no charge if we ask.

MED
ADDRESS: 4580 HEATHER CT, SW 2 W
ASKING PRICE: $65,000

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER MACK LONDON DATE OF VISIT 5/16/71

VOLUNTEER'S NAME BOB TOVE (WHITE) TIME 4 PM

PHONE 237-5058

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST _____

AREA OF CITY TO REQUEST _____

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? _____

Were you asked for your place of employment? Yes ✓ No ____

Home address?	Yes ✓	No ____
Telephone number?	Yes ✓	No ____
Credit references?	Yes ____	No ✓
Amt. of down payment?	Yes ____	No ✓

Time and date of actual contact: 4 PM MAY 16, 1971

Were you treated courteously? YES

Name of salesman you spoke with: LESTER MINOR

Did he/she give you his card? YES Did you ask for one? NO

Were you shown other homes similar to the one you asked for? Yes ____ No NO

If not, what reason was given? I DIDN'T ASK

If yes, where? Address _____ Price _____

Area: Black _____ White _____ Integrated _____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? _____ white area _____

integrated area _____

Area 5 Off Niskey Lake Rd.
Address 4580 Heather Ct. SW.
Broker - London Rlty Mgt.
Agent - Lester Minor
Price -
Page No - 38E
Volenteer BOB TOVE (WHITE)
Phone 758-5421, 344-9381

OPEN HOUSE
2 TO 6
4580 HEATHER CT. S.W. Off Niskey Lake Rd. This Beautiful EXECUTIVE 3 BR. Brick. 2½ Baths. Large Den. All Rooms Extra Large. Basement. Drive by Today and Look Over. LESTER MINOR 758-5421, 344-9381 London Rlty and Mtg.

Bus. 344-9381
Res. 758-5421

Lester Minor

MACK
LONDON
REALTY AND MORTGAGE INC.

3850-B Stone Road S. W.
Atlanta, Georgia 30331

white

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER Askew Realty Co. DATE OF VISIT 5/14/71

VOLUNTEER'S NAME Mr & Mrs J.G. Davis TIME 3:15 PM

PHONE 252-8012 ; 252-2120

TYPE OF HOME TO REQUEST 4 BR ; 3 B ; Split PRICE HOME TO REQUEST - 45,000

AREA OF CITY TO REQUEST 1325 Brooklawn Dr.

To be filled in by volunteer:

Were you shown the home you inquired about? Yes X No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No X

Home address? Yes ____ No X
Telephone number? Yes ____ No X
Credit references? Yes ____ No X
Amt. of down payment? Yes ____ No X

Time and date of actual contact: 3:15PM, 5/14/71

Were you treated courteously? Very courteously

Name of salesman you spoke with: Mrs. Claire P. Beemer

Did he/she give you his card? Yes Did you ask for one? No

Were you shown other homes similar to the one you asked for? Yes ____ No X

If not, what reason was given? Did not want to see.

If yes, where? Address ____ Price ____

Area: Black ____ White ____ Integrated ____

* Were you asked if you would like to see other houses? Yes ____ No ____

Were you referred to any other broker? Yes ____ No ____

If so, is his business in a predominantly black area? ____ white area ✓

integrated area ____

Two other houses in the same neighborhood were mentioned to us. Both were handled by other real estate agencies.
Agent said owner was asking $49,500 - she thought it would be gettin for $43,000 -

PAGE PARTIALLY ILLEGIBLE

①

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER Berry Realty Co. SW DATE OF VISIT 5/16/71

VOLUNTEER'S NAME Barbara & Betsy Smith (White) TIME 3:00 p.m.

PHONE 255-4386

TYPE OF HOME TO REQUEST 4 br. 2 baths PRICE HOME TO REQUEST 20 a (low)

AREA OF CITY TO REQUEST 1612 Oak Ave. S.W.

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓
Telephone number? Yes ____ No ✓
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 3:00 5/16/71

Were you treated courteously? yes

Name of salesman you spoke with: Elizabeth Stanton

Did he/she give you his card? yes Did you ask for one? ____

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? didn't ask to see others

If yes, where? Address ____ Price ____
(this home wase owned by whites)

Area: Black (mostly) White ____ Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ____

integrated area ____

Price given by saleswomen - $23,500 - VA or FHA

Area - 5
Address - 1612 OCALA Ave SW.
Broker - Berry Realty Co.
Agent - Elizabeth Blanton
Price - low 20's
Page No. - 38E
Volunteer - Mr + Mrs A. L. Cunningham
872-7419, 872-6694

OPEN 2 TO 5
1612 OCALA AVE. SW
Lovely brick home—4 bedrms., 2 baths. LOW 320's. FHA or VA with contract. ELIZABETH BLANTON 872-7419; 872-6694.
BERRY REALTY CO.
REALTORS 1574 Piedmont Ave. NE

Black

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER _____ DATE OF VISIT 5/16/71

VOLUNTEER'S NAME Mr. & Mrs. [illegible] Cunningham TIME _____

PHONE 344-2250

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST 23,500

AREA OF CITY TO REQUEST _____

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ____ No ____

If not, what reason was given? _____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓
Telephone number? Yes ✓ No ____
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 4:30 pm, 5-16-71

Were you treated courteously? yes

Name of salesman you spoke with: Elizabeth Blanton

Did he/she give you his card? Yes Did you ask for one? no

Were you shown other homes similar to the one you asked for? Yes ____ No no

If not, what reason was given? None

If yes, where? Address _____ Price _____

Area: Black _____ White _____ Integrated ✓

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? _____ white area _____

integrated area _____

(1)

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER North Fulton Realty Co inc DATE OF VISIT 5-16-71

VOLUNTEER'S NAME Mrs Burley & Mrs Kennedy TIME 3:30

PHONE 377-5472 ✓ 3736980

TYPE OF HOME TO REQUEST ~~Contemporary~~ Spanish PRICE HOME TO REQUEST $37,800

AREA OF CITY TO REQUEST Peachtree Rd Doraville Ga

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address?	Yes ✓	No ____
Telephone number?	Yes ____	No ✓
Credit references?	Yes ____	No ✓
Amt. of down payment?	Yes ____	No ✓

Time and date of actual contact: 5-16-71

Were you treated courteously? Very much so I think he was informed of our coming

Name of salesman you spoke with: Ruby C Davis

Did he/she give you his card? yes Did you ask for one? yes

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? none

If yes, where? Address ____ Price ____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ____

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ✓

integrated area ____

Area - 1
Address - 2367 Delverton Drive
Broker - North Fulton Realty
Agent - Ruby Davis
Price - 40's
Page No - 29
Volenteer
Phone - 237-3769, 237-6311

1

OPEN 2 TO 5
2367 DELVERTON DRIVE
Drive out N. Peachtree Road to Kingsley Subd." Delightfully Different. New and priced in 40's. Spacious 4 BR., Fam. Rm., 2½ Bas. Come and see this one today. Carpeted thruout. Great location. RUBY DAVIS 237-3769, 237-6311

MRS. RUBY C. DAVIS
RES. 237-3769
OFFICE 237-6311

NORTH FULTON REALTY CO., INC.
MEMBER MULTIPLE LISTING SERVICE
3711 ROSWELL RD., N.E. - ATLANTA, GA. 30305

Owl

White

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER N. Fulton Realty Co. DATE OF VISIT May 16, 1971

VOLUNTEER'S NAME Mr. & Mrs. Paul K. Ryan TIME

PHONE 373-5160

TYPE OF HOME TO REQUEST 3-4 BR Spanish PRICE HOME TO REQUEST 110's

AREA OF CITY TO REQUEST 2 - 2367 Fulverton Drive
Dunwoody, Ga.

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No

If not, what reason was given?

Were you asked for your place of employment? Yes No ✓

Home address? Yes ✓ No
Telephone number? Yes ✓ No
Credit references? Yes No
Amt. of down payment? Yes No

Time and date of actual contact: May 16, 1971

Were you treated courteously? Yes

Name of salesman you spoke with: Ruby C. Harris

Did he/she give you his card? Yes Did you ask for one? No

Were you shown other homes similar to the one you asked for? Yes No ✓

If not, what reason was given? She suggested we go look

If yes, where? Address 5231 Lexton Dr. Price 44,500

Area: Black White ✓ Integrated

Were you asked if you would like to see other houses? Yes ✓ No

Were you referred to any other broker? Yes No ✓

If so, is his business in a predominantly black area? white area

integrated area I don't know

* Agent said he had showed house to blacks for the first time in 25 years, and he didn't like it. (We are white.)

ZIVAN 1

(1)

Area 3
address 4125 Radcliff Ct.
Broker A. M. Dickerson + Assoc.
Agent Dickerson 288-1890-
Price low 30's
Page no 36-E
Volunteer
Phone

Trusty MTO Subway. No agents.

LONG ON FAMILY
SHORT ON CASH
OPEN SUN. 2 TIL DARK

4125 Radcliff Court, Chapel Hill 4 large brms. large fam. rm 2 full bas., liv. and din. rm. plus built in kit., has cent. air and W-W carpet. Priced in low 30's. Call Dickerson 288-1890, 241-4652.

A.M. DICKERSON & ASSOC.

REAL ESTATE

THERE'S NO HOME LIKE THE ONE YOU OWN

A. M. DICKERSON & ASSOC.
3158 GLENWOOD ROAD
DECATUR, GA. 30032

A. M. DICKERSON
BROKER

OFFICE 288-1890
RES. 241-4652

NAME of Broker — DATE Brown

Vol. NAME Blash

Tel.

TYPE OF HOUSE

Area of City Price

Home address

Tel. No. Yes — No

Credit Ref. Yes — No

Amt. of Pay. Yes — No —

Time of actual contact

were you treated

Recommended

AUSTIN DRIVE in S.W.

No. APPLICATION

Employ — NO.

Credit — NO

Home Add. NO.

5/16/71

Treated Center — Jen

Area 3
White

4125 Radcliff Ct
A.M Dickerson & Co Shown by - C.M. Dickerson
4 BR - home
Owner anxious to sell - because of job transfer
asking 33,000
loan assumption - 6% loan for 26,000
243/mo incl T&I
FHA appraisal being made - owner may sell
FHA
all appliances, carpets & drapes stay
broker very courteous & had ample
supply of cards

2992 Cocklebur
Northside Realty - Mrs. Barker
3 BR. - Acreage 1 1/3 -
Owner retired - moved Highlands
Asking 48,900 will take 45,000
Assumable loan balance - 23,000 5 3/4%
Owner may take second mort.
Agents card when quoted at door, on market 3 months
Owner rejected contract 43,000

Jerry & Bobbi Zivan
394 Pine Forest Rd.
Atlanta
252-5447

①

Area - 1 Cont

Address - 5004 Deverton Ct (Dunwoody)
Broker - ADAIR
Agent. Allen DORMAN
Price - 51,500
Page no - 29
Volentier
Phone - 451-4432

SPECIAL SHOWING
OPEN SUN. 2:30-5:30
5004 DEVERTON CT. (Dunwoody).
Supreme Contemp. 4 bdrms. (3 on
1st. flr.), balcony & study overlook-
ing "firepl. pit", 3 baths, 2 fireplcs.,
cent. air, bsmt., & carpeting. $51,500.
Call ALLEN DORMAN 451-4432.
DIRECTIONS: Exit off I-285 (Perim-
eter Hwy.) at N. P'tree Rd., turn
rt., come 2 mi. to "Kingsley INFOR-
MATION CENTER" 5225 N. P'tree
Rd. Talk to Allen Dorman or Lee
Wilson 451-4432.

NATIONAL ASSOCIATION OF REAL ESTATE BOARDS
REALTORS

ALLEN DORMAN

ADAIR REALTY & LOAN COMPANY
ESTABLISHED 1865
525 N. PEACHTREE RD., DUNWOODY, GA.

KINGSLEY OFFICE
PHONE: 451-4432
HOME: 451-6309

NATIONAL NEIGHBORS REAL ESTATE SURVEY

1

To be filled in by coordinator:

NAME OF BROKER Adair Realty Loan Co DATE OF VISIT 5-16-71

VOLUNTEER'S NAME Mr Burley & Mrs Kennedy TIME 9:30

PHONE 377-5472 373-6980

TYPE OF HOME TO REQUEST Contemp. PRICE HOME TO REQUEST 51.500

AREA OF CITY TO REQUEST Peachtree Rd Doraville Ga

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? ____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓
Telephone number? Yes ____ No ✓
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 5-16-71

Were you treated courteously? yes I think she was informed of our Coming

Name of salesman you spoke with: Allen Dorman

Did he/she give you his card? yes Did you ask for one? yes

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? ~~did~~ was not ask

If yes, where? Address ____ Price ____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? ____ white area ✓

integrated area ____

Inside

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER Adair DATE OF VISIT _____

VOLUNTEER'S NAME Don & Tom Hawkins TIME _____

PHONE 241-8677

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST $51,500

AREA OF CITY TO REQUEST 5004 McWhirter Ct (Riverwoods)

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? _____

Were you asked for your place of employment? Yes ____ No ✓

Home address? Yes ____ No ✓
Telephone number? Yes ____ No ✓
Credit references? Yes ____ No ✓
Amt. of down payment? Yes ____ No ✓

Time and date of actual contact: 3:30 PM May

Were you treated courteously? Yes

Name of salesman you spoke with: Mary Armand (Adair Realty)

Did he/she give you his card? No Did you ask for one? No

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? _____

If yes, where? Address _____ Price _____

Area: Black _____ White ✓ Integrated _____

Were you asked if you would like to see other houses? Yes ____ No ✓

Were you referred to any other broker? Yes ____ No ✓

24 were invited to tour area neighborhood

If so, is his business in a predominantly black area? _____ white area _____

integrated area _____

White Couple

①

Asking 36,90
Seller needs to move; broker said we could probably pay 32,

~~[illegible]~~ Area #2
~~[illegible]~~ 3634 Radcliff Court

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER Lance Realty Co. DATE OF VISIT 5/17/71

VOLUNTEER'S NAME Judy & Mike Kelly TIME 4:00

PHONE 351-1946

TYPE OF HOME TO REQUEST _____ PRICE HOME TO REQUEST _____

AREA OF CITY TO REQUEST _____

To be filled in by volunteer:

Were you shown the home you inquired about? Yes ✓ No ____

If not, what reason was given? _____

Were you asked for your place of employment? Yes ____ No ✓

Home address?	Yes ____	No ✓
Telephone number?	Yes ✓	No ____
Credit references?	Yes ____	No ✓
Amt. of down payment?	Yes ✓	No ____

Time and date of actual contact: _____

Were you treated courteously? Yes

Name of salesman you spoke with: David Moore

Did he/she give you his card? Yes Did you ask for one? No

Were you shown other homes similar to the one you asked for? Yes ____ No ✓

If not, what reason was given? _____

If yes, where? Address None specific Price _____

Area: Black ____ White ✓ Integrated ____

Were you asked if you would like to see other houses? Yes ✓ No ____

Were you referred to any other broker? Yes ____ No ✓

If so, is his business in a predominantly black area? _____ white area _____

integrated area _____

asked if we were interested in other in same area or other area

Discussed FHA + Conventional loans. Broker said

REAL ESTATE
NEW HOMES - RESALE

OFF. 284-9197
RES. 289-9190

DAVID MOORE

LANCE REALTY CO.
2554 WESLEY CHAPEL RD.
DECATUR, GA. 30032

V.A.
F.H.A.
CONVENTIONAL

Kelly 1

Area 3
Address 3634 Radcliff Blvd.
Broker Lance Realty Co.
Agent Jerry Martin 241-4006
Price —
Page No 34-E
Volenteer
Phone

CHILDREN'S SPECIAL
CHAPEL HILL
3634 RADCLIFF BLVD.
OPEN HOUSE SUNDAY
4 BRS., 2½ Bas. EARLY AMER. OWNER TRANSF. TO TEXAS. Best offer by May 15 buys. Immac. cond. Lush wallpaper, carpeting and drapes. 21 ft. liv. rm., formal din. rm., sep. foyer, sunken 24 ft. fam. rm., f'pl, bookshelves dbl. encl. garage. Call Jerry Martin, 241-4006; ofc., 284-9197.

5 yr old 90 X 150

$36.900 36.34

John Brown Block

VA - FHA - DP. $29,850

3,900 Down

$233.47
43

278. mo.

46R.

Home old - no.

Tel - no.

Credit - no.

d.p. yes.

5/16/71

The Regular man Mr. Martin were not there to Show House -

Mr. Moore Showed House to me.

Southern Regional Council, Inc.
5 FORSYTH STREET, N. [illegible] A 30303
522-5[illegible]

PAUL ANTHONY
EXECUTIVE DIRECTOR

A Council to attain the ideals and practices of equal opportunity for all peoples in the South

May 21, 1971

Dear "Shoppers Sunday" Participant:

When we started our search for volunteers to test discrimination in housing in Atlanta, few of us expected the response reflected in the group that assembled at Georgia State University on Sunday, May 16th. Your enthusiastic participation is deeply appreciated.

We are sending our survey forms plus a brief summary of the project to National Neighbors to be included in their national survey of discrimination in housing. When the results of that survey become available, we will attempt to get them to you.

Again, thanks for participating and we will keep you apprised of future open housing activities.

Sincerely yours,

Arthur C. Campbell
Co-Director
Housing and Planning Program
Coordinator of "Shoppers Sunday"

ACC:mv

FACTS ABOUT NATIONAL NEIGHBORS

What is National Neighbors?

A National organization of interracial neighborhoods, founded in May, 1970. Its purpose is "to foster and encourage successfully integrated neighborhoods".

Who are its members?

The voting members are 33 community associations of residents of interracial neighborhoods of 23 cities in 17 states and the District of Columbia. These groups have a total membership approximating 20,000 and their communities include hundreds of thousands. NN also has over a hundred associate members, individuals and organizations, who support its goals.

Who runs the organization?

Representatives of its member groups. A Council of Delegates, made up of a black and a white delegate from each association, elects the officers and the Board of Directors, and is the policy-making body. The 36 members of the Board implement that policy. Day to day business is handled by a staff headed by an executive.

What are your immediate plans?

Our program for 1970-71 includes:

- a major challenge to the real estate industries to promote open housing;
- publication of a directory of interracial communities;
- a monthly newsletter;
- development of publications useful to interracial neighborhoods (now available @ 25¢ each, "Maintaining an Integrated Community").

The next annual conference of our Council of Delegates, planned for ~~Atlanta~~ Oakland in the spring of 1971, will survey our progress and make further plans.

Where will the money come from?

Dues, contributions, sales of publications, and grants. While NN will seek help in fund-raising from its member groups, appeals will go to those everywhere who support equality within a pluralistic society as a goal for America.

Why another national organization?

Our member groups exist because people in many different interracial neighborhoods independently felt the need to organize. They have also long felt the need to communicate with each other, to learn from each other, and to join together in broader efforts. No existing organization offered this opportunity. So when SOHI (Sponsors of Open Housing Investment) brought leaders of 12 such communities together in March, 1969, to ask what help was most needed, a new national organization was proposed. SOHI agreed to underwrite the cost of organizing and within 14 months, NN was born.

Why should NN get outside support?

The keystone that supports institutional racism in America is segregated housing patterns. Schools, jobs, urban crises - all have housing patterns as the basic problem. But successful interracial communities do not just happen, even with laws prohibiting housing discrimination. They require much work. National Neighbors can strengthen all those local efforts that will build new patterns.

Who can join?

Any individual or group supporting NN's purpose can become an associate member. Voting membership is restricted to associations of residents of interracial neighborhoods. Dues for organizations are $25 a year; dues for individuals are $10 a year. All categories of membership include copies of NN publications.

NATIONAL NEIGHBORS
5 Longford Street
Philadelphia, Pa. 19136

Joseph Battle
President
Shaker Heights, Ohio

Jean Gregg Milgram
Executive Director
(215) 338-2905

9/70

NATIONAL NEIGHBORS
5 Longford Street
Philadelphia, Pa. 19136
(215) 338-2905

President	Joseph Battle, The Ludlow Association, Shaker Heights, Ohio
Vice-President	Ruth Steele, West Mt. Airy Neighbors, Philadelphia, Pa.
Secretary	Iris Bruce, O.N.E., Oklahoma City, Okla.
Treasurer	Richard Kerr, Greater Park Hill Community, Denver, Colo.
Executive director	Jean Gregg Milgram

VOTING MEMBERS

Blue Hills Civic Association	Hartford	CONNECTICUT
Bryn Gweled Homesteads	Southampton	PENNSYLVANIA
Butler-Tarkington Neighborhood Association	Indianapolis	INDIANA
Crenshaw Neighbors, Inc.	Los Angeles	CALIFORNIA
Dayton View Neighborhood Council	Dayton	OHIO
Field Neighborhood Group	Minneapolis	MINNESOTA
Glenwood Lake Neighborhood Association	New Rochelle	NEW YORK
Greater Park Hill Community, Inc.	Denver	COLORADO
Hillside Terrace Neighborhood Association	Plainfield	NEW JERSEY
Hyde Park-Kenwood Community Conference	Chicago	ILLINOIS
Inglewood Neighbors	Inglewood	CALIFORNIA
Irvington Community Association	Portland	OREGON
Kennedy Heights Community Council	Cincinnati	OHIO
The Lomond Association	Shaker Heights	OHIO
The Ludlow Association	Shaker Heights	OHIO
Meridian-Kessler Neighborhood Association	Indianapolis	INDIANA
Neighbors, Inc.	Washington	D.C.
Neighbors Unlimited	Los Angeles	CALIFORNIA
New Northwood Improvement Association	Baltimore	MARYLAND
North Avondale Neighborhood Association	Cincinnati	OHIO
Northeast Heights Residents Association	Wichita	KANSAS
Northwest Community Organization	Detroit	MICHIGAN
Northwest Neighbors Association	Philadelphia	PENNSYLVANIA
Oklahomans for Neighbor Equality (O.N.E.)	Oklahoma City	OKLAHOMA
Prospect-Lefferts Garden Neighborhood Assn.	Brooklyn	NEW YORK
South DeKalb Neighbors	Atlanta	GEORGIA
South Shore Commission	Chicago	ILLINOIS
The Southeast Organization of Kansas City	Kansas City	MISSOURI
Southwest Atlantans for Progress (SWAP)	Atlanta	GEORGIA
Thirty Families	Oklahoma City	OKLAHOMA
West Mt. Airy Neighbors, Inc.	Philadelphia	PENNSYLVANIA
Wildewood Hills-Heights Neighbors	Oklahoma City	OKLAHOMA
Windsor Hills Association	Baltimore	MARYLAND

ASSOCIATE MEMBERS - ORGANIZATIONS

Atlanta Community Relations Commission	Atlanta	GEORGIA
City of Inglewood	Inglewood	CALIFORNIA
Culver Neighbors	Culver City	CALIFORNIA

8/70

Art, these are more names that were called in today by Mrs. Cronley. They have already been told about the meeting on Sunday and are planning to attend. She wanted to know if other names were given to her, if the time limit would prevent these people from participating on Sunday. I told her what I thought the prime reason for having all the names in on Thursday was the situation at Georgia State with the guards needing to know who would be coming so they would have a pass to get into the building. Maybe I was wrong, since we hadn't discussed the matter. However, I told her that she should call in all the names that are given to her and maybe something could be worked out.

1. Mr. and Mrs. (Mary Ann) Tom Cronley
   6840 ~~Nexxh~~ Peachtree Dunwoody Road, N. E.
   Atlanta, Georgia
   Tele: 255-8743

2. Mr. and Mrs. Bob Tuve
   4047 North Stratford Road, N. E.
   Atlanta, Georgia
   Tele: 237-5058

3. Mrs. Elaina DeGeine
   355 Peachtree Battle Avenue, N. W.
   Atlanta, Georgia
   Tele: 355-2342

4. Mr. and Mrs. Ward Winer
   Tele: 252-9321

5. Mrs. Betty Herman and husband
   Tele: 351-3382

6. Mr. and Mrs. Richard Stephens
   Tele: 255-5197

Northside Fair Housing Group.

MW — add to Shoppers Sunday's list of participants & Xerox 5 copies of updated list.

"SHOPPERS SUNDAY" PARTICIPANTS

1443 Pollard Dr., S.W. 30311

1.	Mr. Bill Alexander Mr + Mrs Rocky BECKER (See address)	521-0100
2.	Mr. and Mrs. Charles Bell WONCER C. III	1742 Detroit Ct., N.W. 30314
3.	Mr. and Mrs. ~~Warner~~ Bradley " " " John Brown (See Address)	799-0519
4.	Mr. Raymond Burley Mrs. Pat Chapman — Cromley Mrs. Premal L. Cunningham	377-5472
5.	Mr. and Mrs. Davis (Pat) DeGeint	
6.	Mrs. Joann Godwin ED GRIDER	938-4284
7.	Mr. and Mrs. Floyd Hall Mrs Peggy HELTON - South DeKalb Neighbors 1895 DELPHINE DR., DECATUR, GA. 30032	349-2085
8.	Mr. and Mrs. Dennis Henry - Alice Henry Betty Harmon	344-4034
9.	Mr. and Mrs. Dick Holland	451-1567
10.	Rev. Alias Hordge Mr + Mrs. Chris Zikly - S.W. Atlantans for Progress	344-5876
11.	Mrs. Pat Johnson	939-1974
12.	Mr. and Mrs. Mike Kelly	577-8600
13.	Mr. and Mrs. Norman McGuffog - See address " " " Winnie McPhodian	938-9643
14.	Mr. and Mrs. Pat Minnecci Bernice Moore	344-8109
15.	Mr. and Mrs. Leo Niffer	344-6528
16.	Mr. and Mrs. Phil Parker	939-5434
17.	Mr. and Mrs. William F. Payne	344-
18.	Mr. Jasper Pernell	
19.	Mr. and Mrs. Harry Rouse Judge Rowley	344-7807
20.	Mr. Sampson Betty Smith Mrs. Gracey STONE (See Address)	349-1433
21.	Rev. David Stover Stevens	344-5876

FRANK TRUAN
Fred Thompson
Randolph TAYLOR

22. Mr. and Mrs. George Taylor 344-3251

23. Mr. and Mrs. Melvin Varner 344-0789

24. Mr. and Mrs. Jack Wiley 344-5448

25. Mr. and Mrs. Terry Walsh WINER'S 577-8600
" " " JAMES WOOD

26. Mr. and Mrs. Corene Workmaster

MR & MRS Terry Walsh* - 577-8600
" " Mike Kelly* - " "
" " Pat Minecci* - 344-8109
" " Harry Rouse* - 344-7807
" " Melvin Poirier* - 344-0789
Sampson* 349-1433
" " Jack Wilsy* - 344-5448
" " Dennis Henry* - 344-4034
" " Pat Davis* ____
" " Charles Bell* (1) ____
W.F. Payne* ____
Corine Workmaster* ____
Leo Nifer* ____ 344-6528

"SHOPPERS SUNDAY" PARTICIPANTS

NAME	ADDRESS	TELEPHONE	REFERRED BY	*STATUS UPON H & P'S CONTACT
Bill Alexander (1) *		521-0100	Pat Chapman	
Rev. David Stowe *		344-5876	" "	
Rev. Alias Hardge *		344-5876	" "	

* Will Participate/Will Not/Need Directions/Other Special Assistance

"SHOPPERS SUNDAY" PARTICIPANTS

NAME	ADDRESS	TELEPHONE	REFERRED BY	*STATUS UPON H & P'S CONTACT
Raymond Burley	144 Garland Ave Decatur, Ga	377-5472	Judge Rowley	
Mr & Mrs Worcer Bradley	1742 Detroit Ct. NW Atlanta, Ga.	799-0519	Chris Likely	
Mr & Mrs George Taylor *	2460 Cheviot Glenn East Point, Ga	344-3251	"	
Charlotte & Floyd Hale *	1782 Laurens Dr	349-2085	Bessie Smith	white
Mrs. Joann Hadwin	(husband cannot attend)			
Mrs. Pat Johnson *	number	938-4284	Pat Johnson	
Mr + MRS Phil + Mae Parker *		939-1974	" "	
Mr + MRS Dick + Dot Hallman *	(3 children)	939-5434	" "	
Mr + MRS Norman McPuffog *		451-1567	" "	
~~Mr Pearl~~		938-9643	" "	
Mr Jasper Pearl *	new in city Shell Oil Co. employee	didn't know the number	Mrs. McPuffog	(Black)

* Will Participate/Will Not/Need Directions/Other Special Assistance

Shoppers' Sunday Meeting 5/4/71

30303

Pat Chapman 121 Memorial Drive 659-4463-433

FRED J. THOMPSON { 75 PIEDMONT AVE. N.E. Suite 310 - 30303 659-1150
1469 AVON AVE. S.W. 30310 755-3755 }

Judge Rowley 2055 Jones Road N.W. office 194-6535
525-7831 Ex 38

Pat Johnson 3519 Beachhill Dr. Doraville 939-1974

BRIDGET McGUFFOR, 3543 BEACHHILL DR. " 938-9663

Betsy Smith 282 Underwood Dr. N.W. 255-4386

Mary Ann Crowley 6840 Pleasant Drive Rd NE. 255-8743

Anna L. Cunningham - 2056 Pine Cone Dr S.W. 344-2250

Ed Grider 2485 Dellwood Dr. NW. 355-4009

Claire Likly 3727 Stephanie SW 344-7250

Alice Henry 3511 Jail House Lane SW 344-4034

Jerry Zwian 394 Pine Forest Rd. N.E. 252-5447

Annie M. Phadran 1748 Vickers Cir. Dec 30030 378-0507

JOHN BROWN Ga. Sq.

~~[illegible]~~

RANDY TAYLOR

KATHY WOOD

PEGGY HELTON

Volunteers from Peggy Helton
Call her!!

1. Katherine Burke (white)
Exec. Director
Dekalb Community Relations Commission

2. Louise Kennedy / 3. Marion Taylor
373-6980 / 1959 Longdale
Decatur, Ga. 30032
241-4342
} Participating together (Black)

4. Robert E. Rhodes
2250 Melody Lane
Decatur, Ga.
378-1263

5. Mr. + Mrs. C. Edwin Smith (white)
2291 Nelson Circle
Decatur, Ga. 30032
241-1825

6. Mr. + Mrs. Tom Hutchins (white)
2715 Larkspur Drive, S.E.
Atlanta
241-8677

(over)

7. Bee Nelson (Block)
Personel Dept.
Community Relations Commission

(8) Mrs. Alexander
Dalson Realty Company
(will bring prospects)

SHOPPERS SUNDAY

A Project of National Neighbors

During the period of May 1 - May 31, each member community of National Neighbors will sponsor "Shoppers Sunday." On the specific day (or days) chosen by your group, teams of trained volunteers will gather data concerning real estate practices in their home community. Findings will be incorporated in a national report which will be released at the National Neighbors Annual Conference on June 11 - 13, 1971.[1]

GOAL

This project is designed to demonstrate that (1) open housing is a national problem because there is widespread discrimination in housing in every area of the country and (2) real estate practices---some illegal, some merely questionable---contribute directly to the segregated character of housing in the United States.

(If your community does not present a pattern of discrimination, the project report will, of course, include positive findings, too.)

RATIONALE

We believe that the groups which comprise Neighbors understand open housing to be an integral part of any long-term, successful effort in maintaining stable, integrated neighborhoods.

Neighborhoods with any significant degree of racial integration face almost unbearable pressures from many quarters. Black families need more and better housing than present ghetto areas can provide. Many whites are determined to maintain their "property rights," even at the cost of their own freedom of movement.

Our communities may be setting new life styles for the future, but this way of life can only succeed if open housing becomes a reality for all.

METHOD

Your community will choose its own targets among local real estate brokers and/or apartment management firms, and conduct its own survey of real estate practices.

---

[1] A resolution passed at the National Neighbors founding conference called for Shoppers Sunday as a national project.

The survey teams should consist of paired black and white volunteers who will visit separately the same real estate office, apartment, or broker's Open House. Volunteers will need to be trained, so that they can extract the maximum amount of accurate information from each visit.

Uniform data sheets from each community will provide the material for the national report.

Since the Neighbors communities vary so greatly in size, each group must determine the size and geographical scope of its project, based on the number of volunteers available. We ask that each community cover at least a minimum of one broker.

PLAN OF ACTION

STEP ONE: Select your coordinator.

STEP TWO: Receive and evaluate packets of materials from National Neighbors.

STEP THREE: Hold training session in your community for volunteers and any auxiliary helpers. This step will be the responsibility of the individual coordinators. We will supply necessary training material, and welcome telephone questions.

STEP FOUR: Select the day or days, and other weekend times, such as Saturdays, which fit the needs of your volunteers to go shopping.

STEP FIVE: Collection of data from volunteers by coordinator. Make brief summary of your communities experience.

STEP SIX: Return material to National Neighbors if possible by June 5 via the mail. Otherwise, mail or bring to the June 11 Convention.

PUBLICITY

In order to insure the accuracy of the data, no public notice should be made of Shoppers Sunday. Each community must take responsibility for handling details of the operation in such a way that the real estate system will not be alerted to changing its practices for one weekend. Don't, for example, publicize this event in the community newsletter.

PACKET OF MATERIALS - This will be in your hands within a week.

Each packet will include:

- Detailed work plan for coordinator
- Summary of applicable Federal housing laws and court decisions (each community should provide state and local legal summary)
- Instruction in how to select broker and management targets
- Narrative examples of actual cases of discrimination, noting most common discriminatory practices
- Briefing on financing procedures (each community must provide relevant local details, so that volunteers appear to be bona fide homeseekers)
- Data sheets for volunteers
- Comprehensive form for coordinator to make report

NATIONAL COORDINATOR

Every group will have access to help if and when it is needed, in carrying out this project.

Each packet will include the address and 24 hour telephone number of Operation Equality in Cleveland. The NN president, as well as the OE professional staff and legal counsel, will be available to answer questions for the duration of the project.

PART TWO: OPTIONAL LEGAL PROJECT

Each member community, if it so chooses, may institute legal proceedings in one or more cases if the evidence warrants such action.

A legal project requires three major components:

(1) willingness of the member community to be associated, at least indirectly, with legal activity

(2) knowledgeable attorney willing to volunteer legal services

(3) black and white volunteer willing to serve as plaintiffs

A solid, carefully planned legal action can enhance any open housing effort. In fact, it is difficult to see how open housing can be made a reality without widespread legal challenges to the continual violations of law by the real estate system.

If a member group wants to make a commitment to legal activity, resources almost always can be mustered to handle the job. Two possible sources of help would be any agency in the community which has handled housing discrimination cases, and willing attorneys who are residents of the member community.

A special packet of materials on the procedures involved in filing a case will be sent to every group desiring to try this project.

John Davison, legal counsel to Operation Equality, will be available for consultation, if National Neighbors wants to explore further the possibilities of such a legal project.

If cases are filed, the communities involved should share their legal experiences with other interested member groups.

By Joseph H. Battle
4102 Lee Road
Cleveland, Ohio 44128
295-1600

4/71

THOMAS L. CRONLEY

6840 PEACHTREE—DUNWOODY ROAD, N.E.
ATLANTA, GEORGIA 30328
404/255-8743

Interested in "Shopper's Sunday" but unable to participate due to other commitments:

Mr. & Mrs. Mike Doyle
2290 Montview Dr. NW 355-4664

Mr. & Mrs. Ed Grider 355-4009
2485 Dellwood Dr. N.W.

Mr. & Mrs. Earl Metzger 233-5642
4084 Randall Mill Rd. N.W.

Mr. & Mrs. Paul Muldawer 261-8726
3904 Randall Ridge Rd. N.W.

Mr. & Mrs. Jos Gatins 237-8014
2525 Rivers Rd. N.W.

Mr. & Mrs. Don Kelley 237-2904
2796 Alpine Rd. N.E. (Garden Hills)

Mr. & Mrs. Jamie Goode 237-0133
2414 Glenwood Dr. N.E.

Mr. & Mrs. Bill Reese 351-7854
1356 Hanover West Dr. N.W.

In Sandy Springs area:

Mr. & Mrs. Jack Edwards 252-7341
450 N. Harbor Dr. N.W.

Mr. & Mrs. Roger Rupnow 255-2449
490 Tanacrest Dr. N.W.

Mr. & Mrs. John O'Connor 252-1342
6596 Wright Rd. N.E.

Mr. & Ellen Warnike 252-9780

Agents interested in cooperation with blacks interested in housing in northside Atlanta:

Jack Morse
Morse Rlty.
3025 Peachtree 233-1133

Mrs. Noel Murray
Cates R.E. 237-6476
res.: 233-4872

Art: Please call if there is any way I can be of any assistance at any time. Elena is a better source of names than I; she can usually get people together for various projects if she has the time. Hope you enjoyed the meeting.

Mary Ann Cronley

"SHOPPERS SUNDAY" PARTICIPANTS

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Atlanta, Georgia 30311
Tele: 521-0100

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Tele:

(3) Mr. & Mrs. Charles Bell

(4) Mr. & Mrs. Woncer C. Bradley
1742 Detroit Ct., N. W.
Atlanta, Georgia 30314

(5) Mr. John Brown
Georgia State University
Urban Life Center
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Atlanta, Georgia 30303
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(6) Mr. Raymond Burley
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(7) Mrs. Pat Chapman
Field Representative
Community Relations Commission
Atlanta, Georgia 30303
Tele: 659-4463, etc. 433

(8) Mr. and Mrs. Tom Cromley
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Atlanta, Georgia
Tele: 255-8743

(9) Mrs. Arema L. Cunningham
2056 Pine Cone Drive, S. W.
Atlanta, Georgia 30331
Tele: 344-2250

(10) Mrs. Pat Davis

(11) Mrs. Elaina DeGeine
355 Peachtree Battle Ave., N.E.
Atlanta, Georgia
Tele: 355-2342

(12) Mrs. Joann Godwin
3440 North Lake Ter., N. E.
Atlanta, Georgia
Tele: 938-4284

(13) Mr. Ed Grider
Urban Training Organization
of Atlanta
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Atlanta, Georgia

(14) Mr. & Mrs. Floyd Hall

(15) Mrs. Peggy Helton
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(16) Mr. & Mrs. Dennis Henry
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(17) Mrs. Betty Hermon
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(18) Mr. & Mrs. Dick Holland
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(19) Rev. Alias Hordge
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(20) Mr. & Mrs. Chris Likly
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(22) Mr. & Mrs. Mike Kelly
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667 Church Street, N. W.
Atlanta, Georgia
Tele: 799-3833

(27) Mr. & Mrs. Leo Niffer
Tele: 344-6528

(28) Mr. & Mrs. Phil Parker
Tele: 939-5434

(29) Mr. & Mrs. William Payne

(30) Mr. Jasper Pernell

(31) Mr. & Mrs. Harry Rouse
Tele: 344-7807

(32) Mr. Judge Rowley
Morris Brown College
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(33) Mr. Sampson
Tele: 349-1433

(34) Mrs. Betty Smith
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(38) Mr. & Mrs. George Taylor
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Tele: 659-0274

(40) Mr. Fred Thompson
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Atlanta, Georgia
Tele: 659-1150

(41) Mr. Frank Truan
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(42) Mr. & Mrs. Bob Tuve
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Tele: 237-5058

(43) Mr. & Mrs. Melvin Varner
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(44) Mr. & Mrs. Jack Wiley
Tele: 344-5448

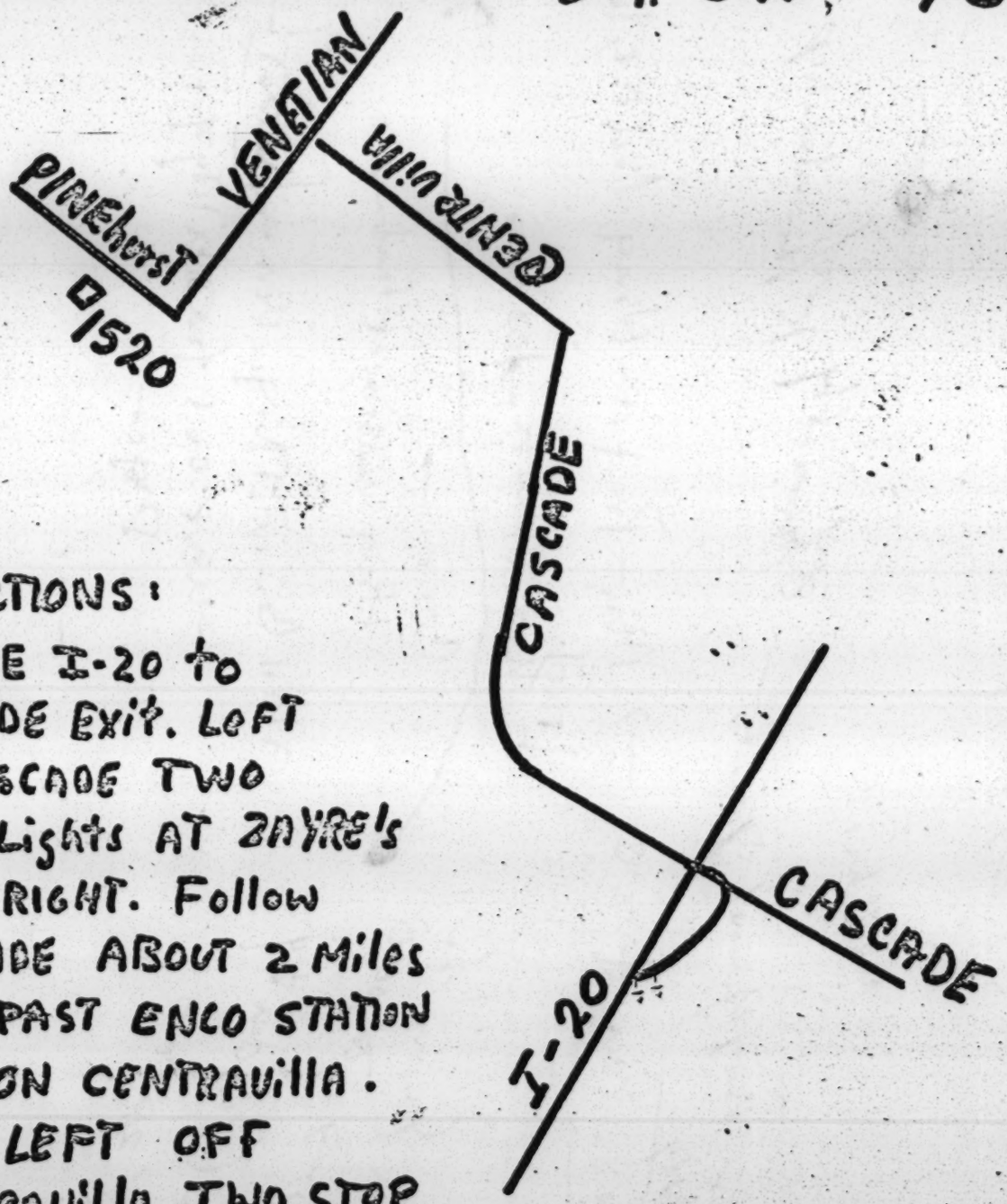
(45) Mr. & Mrs. Terry Walsh
Tele: 577-8600

(46) Mr. & Mrs. James Wood
1031 Springdale Road, N. W.
Atlanta, Georgia 30306
Tele: 378-5186

(47) Mr. and Mrs. Corine Workmaster

DIRECTIONS TO LEWIS'S HOUSE

1520 PINEHURST DR. S.W., 755-5261



DIRECTIONS:

TAKE I-20 to CASCADE Exit. LEFT ON CASCADE TWO STOP Lights AT ZAYRE'S TAKE RIGHT. Follow CASCADE ABOUT 2 Miles JUST PAST ENCO STATION LEFT ON CENTRAVILLA. LEFT OFF CENTRAVILLA TWO STOP SIGNS DOWN ON TO VENETIAN. 1 Block ON VENETIAN RIGHT TURN TO PINEHURST. First House ON LEFT IS JOHN'S. - 1520

John Portman Associates

522/8811

Mr. Chris

Co+op

8.00/annually 15.00/membership

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Wash. DC 20037

Fd. Fdn. Grants → Non-Profit Hsng. Center, Inc. (800,000) 800,000 revolving loan fund

[TWO] Woodlawn, 100,000 → 1.6 million

Presbyterian Econ. Dev. Corp → 500,000

Mortgage Guaranty Trust → 30,000

Conn. →
Hsng Investment Fund →

Nat'l. Council Negro Women [~~Others~~]
- work out feasibility of Turkey Hill Project

--1

NATIONAL NEIGHBORS REAL ESTATE SURVEY

To be filled in by coordinator:

NAME OF BROKER_____ DATE OF VISIT_____

VOLUNTEER'S NAME_____ TIME_____

PHONE_____

TYPE OF HOME TO REQUEST_____ PRICE HOME TO REQUEST_____

AREA OF CITY TO REQUEST_____

To be filled in by volunteer:

Were you shown the home you inquired about? Yes_____ No_____

If not, what reason was given?_____

_____

Were you asked for your place of employment? Yes_____ No_____

Home address? Yes_____ No_____
Telephone number? Yes_____ No_____
Credit references? Yes_____ No_____
Amt. of down payment? Yes_____ No_____

Time and date of actual contact:_____

Were you treated courteously?_____

Name of salesman you spoke with:_____

Did he/she give you his card?_____ Did you ask for one?_____

Were you shown other homes similar to the one you asked for? Yes_____ No_____

If not, what reason was given?_____

If yes, where? Address_____ Price_____

Area: Black_____ White_____ Integrated_____

Were you asked if you would like to see other houses? Yes_____ No_____

Were you referred to any other broker? Yes_____ No_____

If so, is his business in a predominantly black area?_____ white area_____

integrated area_____

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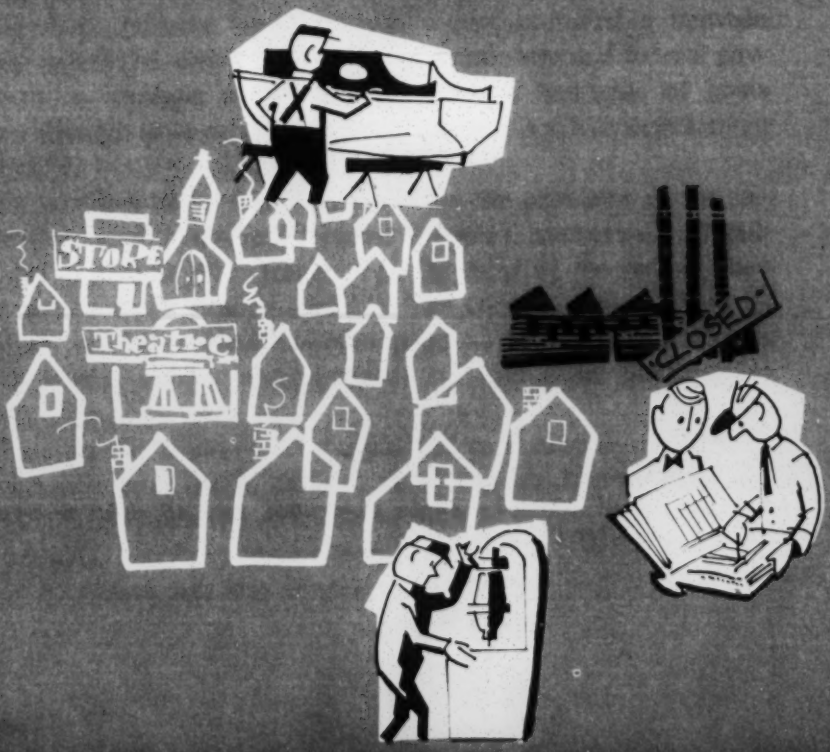
NEW OPPORTUNITIES FOR DEPRESSED AREAS

BY JOHN D. POMFRET

PUBLIC AFFAIRS PAMPHLET No. 351



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NEW OPPORTUNITIES FOR DEPRESSED AREAS

BY JOHN D. POMFRET

The author is a well-known newspaperman associated with the Washington Bureau of the New York Times. . . . *Illustrations are by Visual Services, Inc.*

The United States is engaged in a modest, yet promising, effort to shore up the sagging economies of its depressed areas.

It began May 1, 1961, when President Kennedy signed the Area Redevelopment Act — the first major piece of legislation of his administration.

The Act's purpose was to create a new partnership between private enterprise, community leadership and state and federal government to improve economic conditions in hundreds of areas where, through little or no fault of their own, they had deteriorated drastically.

The new law came none too soon, for the problems of the nation's depressed areas had become complex, numerous, difficult and too often just plain tragic. Yet, for most of the nation, they were not — and are not — visible. The country can go about its business — and business has been good — comfortably oblivious to the human despair and economic rot that afflict hundreds of communities.

These are the areas of substantial and persistent unemployment — unemployment that is chronic, that hangs on, a grim, uninvited intruder, even when the economy in the rest of the nation is moving upward, and becomes unbearable when the economy of the rest of the nation dips into recession.

why we have depressed areas

There are several main causes of this kind of affliction. They are changes in demand, geographic shifts of plants or industries and technological change. These can occur singly or in concert, but are usually accompanied in the stricken community by a lack of industrial diversification.

The absence of diversification is the key element, for it means that when a town's single industry or major employer cuts back or shuts down, the town is left in the lurch. Lack of diversification is surprisingly common in America. A Bureau of the Census study several years ago revealed that more than three out of five counties in the United States owed half or more of their total manufacturing shipments to the largest two companies. This was especially the case in rural counties.

The classic case of the distress that radical technological change coupled with a shift in demand can bring to a region whose economy depends largely on a single industry is that of coal mining.

Technological change came to the mines in the form of huge machines that bite out tremendous quantities of coal at a snap. These and other devices more than doubled productivity in the 1950's. At the same time, rival fuels cut into demand for coal. The result of fewer tons with fewer men needed to mine each ton has been a drop in employment in the bituminous mines from about half a million at the end of World War II to fewer than 150,000. It has wrecked the economies of the soft coal areas of West Virginia, eastern Kentucky, Pennsylvania, parts of Virginia, and southern Illinois.

hunger and despair

Hunger and despair stalk these valleys. In some counties, a third of the people are "on commodities" — the Government's surplus food dole. There is no hope that the mines ever will re-employ the thousands of idle men, nor is there other work for them to do.

The situation in eastern Kentucky is perhaps the worst in the country. Here bands of desperate pickets, disowned by the United Mine Workers of America, roam the hills, harrassing and sometimes dynamiting the small non-union mines where their hunger-driven fellow miners work for pay far below the union scale.

The tragedy involves more than the visible victims — the unemployed and their families. This enforced idleness exacts a fearful price from their communities in the form of relief costs, ungarnered taxes on income that is never earned and depleted public facilities. It runs up the employers' unemployment compensation bills and deprives them of business. It works a hardship on the whole nation through wasted manpower that could be put to use building needed schools and hospitals, rehabilitating its cities or restoring its land, producing goods or providing services.

What can be seen on so broad a scale in the coal-mining towns is true in a smaller, but no less ominous, way elsewhere. Altoona,

The reduction of employment in the bituminous coal mining

Pennsylvania, for example, was once a thriving city which depended for its livelihood on the shops where steam locomotives were built and repaired. But the Diesel replaced steam on the railroads and Altoona has never recovered. Or there is Biddeford-Sanford, Maine, where the woolen mill closed, and other textile centers in New England, desolated when the plants moved south.

Then there are hundreds of rural counties which never had an adequate economic base to begin with. The farming units may have been too small, or the land poor, or jobs off the farm too few, or vocational training skimpy or mechanization may have cut into the demand for labor, or the lack of it lost the area its competitive edge. But whatever the cause, there are in these counties, too, thousands who carry a crushing burden of rural poverty.

a vicious spiral

In rural and urban depressed areas alike, depression breeds depression. Young workers and able business talent move out. The plant facilities that exist often are old and not easily adapted to modern manufacturing needs. Private financial institutions are often not able to finance expansion. Public facilities have deteriorated because of insufficient tax revenues, a high proportion of which

must be used for relief. In these and other ways, the resources the depressed areas need to begin their long pull back from poverty are lacking or inadequate.

The magnitude of the problem is indicated by the number of areas that have been designated as eligible for assistance under the Area Redevelopment Act.

when is an area depressed?

The standards for eligibility are precise. In major labor market areas, unemployment must be 6 per cent or more, after allowing for temporary and seasonal factors, and have been 50 per cent above the national average for three of the preceding four years, 75 per cent above for two of the preceding three years or 100 per cent higher for one of the preceding two years. Smaller labor market areas are judged by roughly the same criteria. Others are included if the median family income is less than $1,887 a year or the median farm income is less than $1,415 a year or the counties were part of an earlier rural development program of the Department of Agriculture.

So far, 141 urban and 877 rural areas and 54 Indian reservations have been designated as redevelopment areas. They have a fifth of the country's population and labor force, but nearly a third of its unemployment. In some cases, the unemployment rates run to 20 and 30 per cent. The average is half again the national rate, which lately has been hovering between 5.5 and 6 per cent of the labor force. As might be expected, the characteristics of the jobless in the depressed areas indicate that unemployment there has much more serious welfare implications than elsewhere.

A 1960 Bureau of Labor Statistics study turned up some hard facts. It showed that the proportion of long-term unemployment was much higher than average in the depressed areas. They had 40 per cent of the nation's jobless who had been out of work for six months or more. It is obvious that one who has been out of work that long is likely to have run through his unemployment compensation benefits and his savings as well. His skills may have

rotted from disuse. He may have lost hope and accepted unemployment as a way of life, however unwelcome.

In the depressed areas, the study showed, a relatively higher number of the jobless were semi-skilled factory workers than in the nation as a whole. The plight of such workers is especially difficult because they are often ill-equipped to fill jobs in occupations where vacancies are most likely to exist — professional, technical, secretarial, and the like. The same is true of older workers, and the study showed that the depressed areas had more than their share of these, too, indicating that younger persons were moving out to search for jobs.

It was evident from the study that the decline of the principal industries had had spill-over effects. Unemployment rates in the depressed areas in construction, transportation, and trade exceeded the national averages.

relationship to national economic health

The fact that unemployed workers in depressed areas have different characteristics from those in the rest of the country is not to be taken to imply that the general economic health of the nation has no bearing on the fortunes of the less-favored areas. It is of vital importance. The principal need of the depressed areas is for permanent jobs. But very little can be done about creating these in periods of national recession.

Indeed, an irony of the situation is that advocates of special measures to aid the depressed areas were able to prevail on Congress to pay attention to their problems only when the nation as a whole was suffering from so high a rate of unemployment that it was difficult to attack the plight of the depressed areas in an effective way. The federal tax, credit and expenditure measures necessary to restore full employment in the nation at large are, if anything, even more essential for the sake of the depressed areas.

Only when workers elsewhere are in short supply will concerns looking for plant sites turn in significant numbers to communities with large labor surpluses. Only in an expanding economy will

concerns be prompted to undertake expansion on the scale necessary to restore prosperity to depressed areas. Only when jobs are plentiful elsewhere will it be possible to encourage large numbers of workers to pull up stakes and seek jobs outside the depressed areas.

But together with a consensus on the importance of measures to stimulate the entire economy, there seems to be a growing measure of agreement on the key role to be played by special programs.

There has been a tendency among economists to take an "either-or" approach to the situation. Now measures to shore up general demand and those aimed at specific kinds of structural unemployment are more and more coming to be regarded as the two blades of a scissors.

The feeling is that if only general measures are relied on, the nation is likely to get an inflationary price rise before full employment levels are achieved. Further, there is nearly complete agreement among those seriously concerned with the problem that the depressed areas must have federal assistance if they are to solve their problems.

It is not as though the depressed areas have sat by without raising a finger to save themselves. They have poured large sums into financing industrial development activities. These operations

bootstrap have proliferated. Although many are not in depressed areas, it is estimated that there are 3,000 community industrial development groups in the United States.

Most have failed to alleviate materially the plight of their communities. And, in some cases, these efforts have actually resulted in reducing the amount of capital available locally.

Despite this unhappy picture, the experts believe that most depressed communities can be redeveloped. They contain large amounts of personal, social and private capital which are a base on which new economic structures can be raised.

This is a crucial point in the case for area redevelopment; for the waste involved in writing off these communities, with their homes, schools, plants, hospitals, sidewalks — and people — would be enormous. Furthermore, each time an impoverished citizen of a depressed area moves elsewhere, he adds to the load on his new community's facilities.

congress slow to act

In spite of the magnitude of the depressed area problem, the misery of the people living in them and the obvious need for federal attention, it took the Congress a long time to act.

In 1955, however, the joint economic committee of Congress called for federal action.

There were Congressional hearings that year and in the next the President's Council of Economic Advisors conceded that the problem was one of national as well as of local concern. Yet, it would take five years of tedious legislative haggling before this principle was acted on.

Senator Paul H. Douglas, Illinois Democrat, principal exponent of legislation to relieve depressed areas, introduced his first bill in 1955. Later a less comprehensive administration bill was introduced. There were extensive hearings and the Senate passed a compromise version, but the House took no action.

Senator Douglas introduced his bill again in 1957. The recession that began later that year was not yet in evidence. It would

have been an ideal time to attack the depressed area problem. The bill passed the Senate and the House in 1958, but the President killed it by pocket veto.

Senator Douglas again introduced an area redevelopment bill in 1959. It passed the Senate and, with amendments, the House in 1960. The Senate accepted the House amendments to get a bill through. But President Eisenhower again vetoed it.

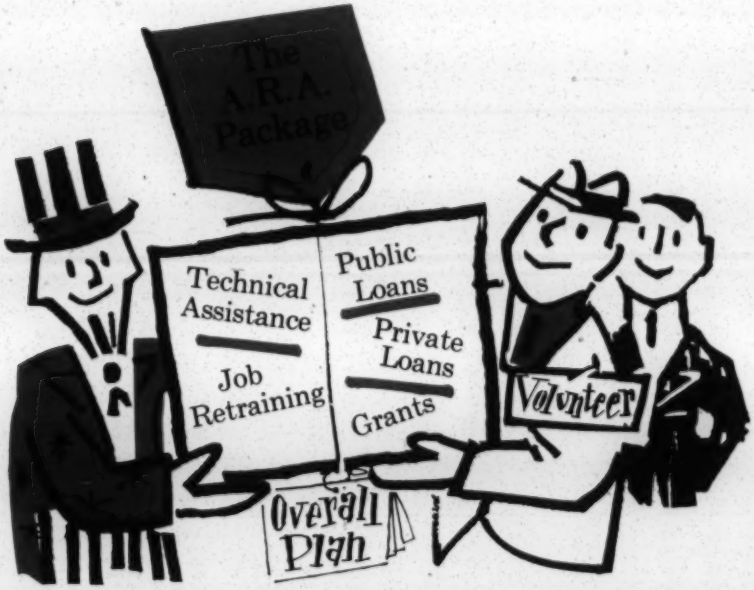
John F. Kennedy made aid to depressed areas a central issue in his Presidential campaign. This emphasis contributed to his victory over Senator Hubert H. Humphrey in the West Virginia primary in 1960. When Mr. Kennedy was elected president, area redevelopment legislation was high on his list of priorities. The Senate bill received the coveted S. 1 designation. Senator Douglas, again in the forefront of the fight, declared that the results of the election had given the program's sponsors a popular mandate.

The bill that President Kennedy signed into law May 1, 1961, was like the earlier Douglas bills in most respects, but placed the new Area Redevelopment Administration in the Department of Commerce. Senator Douglas had fought vigorously for an independent agency, but accepted this compromise.

the basic program

What does the Area Redevelopment Act provide and what is its philosophy? Essentially, it is a package of tools designed to help depressed communities help themselves attract and foster industrial and commercial concerns. It relies largely on local initiative. Its most important emphasis is on encouraging depressed areas to assess and mobilize their own resources for economic growth. It encourages — indeed, insists on —the involvement in the redevelopment effort of a broadly representative community group.

Its partnership aspect — between the communities, private enterprise and state and federal government — is broadly the theory that underlies so much of federal activity, from the building of hospitals to the support of education to the operation of the public employment service.



The package of tools which the Act authorized include:

— *Loans* — not to exceed $100 million at any one time in urban areas and another $100 million in rural sections — for industrial and commercial purposes, including buying land, erecting buildings and purchasing equipment. The money can be borrowed for up to 25 years. The current rate is 4 per cent. The money must not be available from other sources on reasonable terms. A loan may not exceed 65 per cent of the total cost of a project, excluding working capital. ARA money cannot be used for working capital. At least 10 per cent of the project's financing must come from the state or community or local redevelopment agency and at least 5 per cent must be from non-governmental sources. These shares cannot be repaid until ARA has been paid back. No loans may be made to assist pirating of industrial facilities from one community to another, and "dozens" of applications have been rejected on this ground, according to the ARA.

— *Public facility loans* — also not to exceed $100 million in outstanding obligations — for development of public facilities to improve the opportunities for getting or expanding industry or commerce. These loans can be made for up to 40 years. The present rate is 3⅝ per cent. Again, funds must not be available from other sources at reasonable rates.

— *Grants* of $75 million for similar public facilities to fulfill a pressing need where there is little probability that the project can be undertaken without the grant. Grants usually are used to make up the difference between what can be secured from other sources, including ARA loans, and the cost of the project.

— *Annual authorization of $4,500,000 for technical assistance,* for studies to evaluate the needs of communities and develop the potentialities for their economic growth.

— *A program run by the Labor Department and the Department of Health, Education and Welfare to retrain jobless workers in depressed areas.* Expenditures of $4,500,000 a year are authorized to pay for the training and $10 million to pay for allowances for trainees for up to sixteen weeks in an amount equal to the average weekly unemployment benefit in their state.

But the central feature of the Act is its provision that to be eligible for its other benefits, an area must first submit and win approval of an over-all program for economic development. Projects, to gain approval, must be consistent with this plan.

local action essential

The plan is the heart of the ARA program. It is the tangible embodiment of the ARA's philosophy: That the main impetus for redevelopment must come from the depressed area itself.

The Act requires that the widest possible variety of community interests — businessmen, labor leaders, public officials, farm representatives, bankers, and so on — participate in preparing the plan. Professional planners' services may be — and often are — used, but the aim is to engage local citizens in the process, since it is felt success or failure will finally depend on them.

The plan is a master community blueprint for economic development.

The basic elements of the plan — the Overall Economic Development Program — as set forth by ARA are these:

— A description of the representative local organization sponsoring the program.

— A background picture of the redevelopment area as a place in which to live and work.

— An assessment of the labor skills, natural resources, physical facilities, transportation networks, and available markets.

— An analysis of the roadblocks to progress.

— Finally, a program of action for creating new employment opportunities, with local, state, and federal responsibilities clearly defined.

Some of the OEDP's are regional and are supplemented by local plans. But in every case, the idea is to get the area to take a searching look at itself — its liabilities and potential — and to build from there a comprehensive, realistic blueprint of specific proposals and recommendations for attacking its problems of unemployment and underemployment.

"The revolutionary part of this idea," says ARA Administrator William L. Batt, Jr., "is that you cannot just do things for people; you cannot superimpose on people something from the outside and expect them to continue on after you are gone.

"Unless it has strong community roots, whatever you set up ends the day you quit. If you can't find some kind of life in the community, a desire to rebuild its base, then there's very little that can be done.

"It is true that some areas need more outside help than others. Just by having to assess their own situations, some are well on their way out. Others require vastly more assistance. But, if the impulse to survive and diversify is not community based, I don't think anything can be infused from the outside that will last."

Mr. Batt also points out that ARA has given the search for jobs a somewhat different twist than is customary with many in-

dustrial development efforts. Usually, the quest is for the big company that will move in. While ARA certainly is jubilant when that happens, it is emphasizing development and expansion of home-grown industries. They may not be so big to begin with, but they tend to stay put as they get bigger.

The ARA recently has attempted to inject into the planning process the concept of continuing revision. It has substituted this for the first OEDP policy of a provisional plan to qualify for ARA assistance followed by a comprehensive updating.

The new emphasis is on plans and programs, but it seeks to avoid the preparation of the kind of documents and reports that are dear to the heart of file clerks but a burden on smaller communities and not much help in getting on with the job.

results so far

What have been the results of the ARA program so far? In some cases, remarkable.

Johnson County, Tennessee

One example is that of Johnson County, Tennessee. It was in the agricultural doldrums because its small hill farms could not compete with big, mechanized rivals. Unemployment was widespread and so was underemployment. Younger people were leaving. Between 1950 and 1960, the population dropped from 12,278 to 10,765, and most of those who left were from 15 to 39 years old.

A group of community leaders decided they had to try to reverse this pattern of disintegration. They formed the Johnson County Industrial Commission and floated a $400,000 county bond issue to create a 30-acre industrial park and build a plant.

The Area Redevelopment Act was passed and the county was duly designated a redevelopment area. The local group, with the help of the University of Tennessee Cooperative Extension Service and the United States Department of Agriculture, drew up an OEDP. Sixteen separate committees composed of about 200 local people looked at all aspects of the county's economic problem.

Agriculture, natural resources, manufacturing, recreation, education, and conservation were surveyed.

ARA loaned the county $60,000 and granted it another $46,300 to provide water and sewage facilities to finish the industrial park. A garment manufacturer moved in, providing employment for 204 workers and an annual payroll of $500,000. Assistance is now being sought to get other employers started. The county is making plans for a new high school and working to develop its attraction as a tourist center.

"The ARA program served as a catalyst in bringing about these developments," the community group reported recently. "It provided the incentive for the people to come together as a co-ordinated group and look at the present situation, discuss the problems, and make plans for action."

The unemployment statistics indicate that Johnson County still has some distance to travel before it can claim prosperity, but it is on its way.

Cambridge, Maryland

Cambridge, Maryland, is an eastern shore city tucked along the bank of the Choptank River about 15 miles up-river from the Chesapeake Bay. The river is two miles wide at Cambridge and the location is as lovely as anyone could ask.

Life is not lovely in Cambridge, however, for a large segment of the population — a situation that undoubtedly has contributed to the city's racial unrest. In 1957, the principal employer, a local food-packing concern, was sold to a national company and the plant was shut down. The jobless at one point accounted for a quarter of the area's labor force.

A local development committee was set up by the Chamber of Commerce. Its four members began by raising $15,000 for a study of the community's assets and liabilities by a professional firm.

By the time the Area Redevelopment Act was passed, the community's efforts to bring in industry had met with some success. When ARA swung into action, it put up $272,000 for a combina-

tion loan and grant to extend a sewer line to an industrial park outside Cambridge. It also has approved a $500,000 grant for a $1 million deep water port for ocean-going shipping businesses — among them, a tuna packer.

Altogether, the Cambridge developers estimate they have brought in concerns employing about 850 workers. Meanwhile, though, a garment plant has closed its doors and an electronics plant has burned. An ARA loan was obtained to rebuild and expand the electronics plant.

careful planning

In the Cambridge experience the early development effort followed the lines that later were laid down by ARA. The conscious assessment of the strong and weak points was a key feature and it was invaluable. One boat manufacturer, who moved in, told the Cambridge development group that it was the first of seven cities he had considered that was able to give him complete facts about itself.

Out of their experience, the four men who have had most to do with the Cambridge effort have concluded, with ARA, that local initiative is the all-important ingredient for successful redevelopment. There are hundreds of communities that would like to use ARA's limited funds, but the most energetic will get them, they point out.

ARA is a help, they say, but not an answer. Lightning does not strike the lazy. The four men estimate that for the last five years, they have put in an average of two days a week apiece on voluntary redevelopment work.

ARA's chief contribution nationally so far has been the unprecedented wave of local planning and self-assessment generated by the development program requirement.

OEDP's for 845 areas and 42 Indian reservations have been submitted. They had been approved for 775 areas and 42 Indian reservations, as of June 30, 1963.

problems and shortcomings

The OEDP's have varied greatly in quality and usefulness. Some have been the creative and unifying instruments that were intended. But, according to one recent and informed assessment, too many have been "superficial, poorly conceived, and of little potential value to the areas concerned."

These shortcomings were noted in a recent ARA bulletin:

— Goals are not realistic in terms of employment possibilities.

— Population and labor force projections and the manpower planning aspects of the programs have not been fully developed.

— The causes of unemployment have not been spelled out.

— Sources of technical assistance such as local employment security offices are often overlooked.

— A thorough investigation of local financial sources is not made. Too often it is merely stated that there is a lack of venture capital.

— There is a failure to recognize that there may be a lack of entrepreneurial initiative.

— The problem of out-migration is not dealt with realistically.

— The redevelopment organizations do not have enough subcommittees to deal with all possible approaches.

— Many states have not found their proper role. Some try to do too much for the communities and smother their initiative; others need to offer more help.

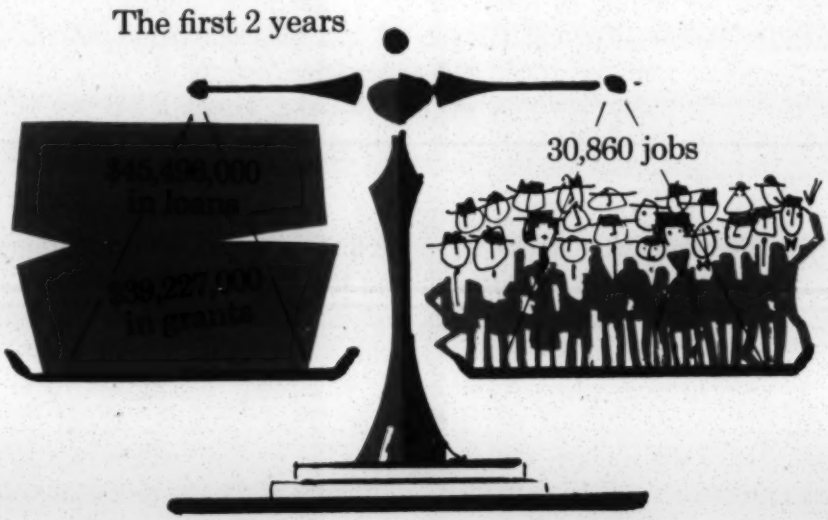
achievements

The ARA has midwived a great variety of industrial and commercial projects in its first two years — and at an accelerating rate.

To June 30, 1963, (and it should be noted that Congress did not appropriate funds until October of 1961, although the Act was passed the preceding May), ARA approved 210 industrial loans for $73,232,767 to create an estimated 22,329 direct jobs.

These encompass a remarkable range.

In Alaska, a loan was approved to help expand fish processing facilities. One in Arkansas will help construct buildings for the



roadside display of handicrafts. Other loans are for everything from sawmills to electronics plants. Tourism is a big benefactor. There are loans for motels and hotels and other aids to vacationers. (It is the ARA's secret hope to turn West Virginia into the Switzerland of the United States.)

There were 149 projects for public facilities approved, involving $45,495,700 in loans and $39,226,849 in grants and 31,384 jobs.

Many of these projects involve the extension of sewer and water facilities to serve community industrial parks. But there will be a marine sciences research center in Oregon, a hospital in Ripley, West Virginia, and a scientific research center in Wilkes-Barre, Pennsylvania.

There have been 208 technical assistance projects approved by mid-year 1963. They add up to $7,205,518. Many of these are studies to see if it is feasible to establish one or another sort of project in a particular area. Thus, ARA has put up $21,000 for a tourism study in Jefferson, Texas. It has provided $13,000 for a transportation study for the Appalachian region. It has put up

$20,000 for studies of forest resources and wood industry potentials in Washington and Oregon. It has allocated $250,000 for drilling test wells in a salt bed exploration project in Ohio that could create many new jobs. At Caddo Lake, Texas, it has put up $77,500 for a study and pilot project to use water plants as animal feed.

Under the Act, 453 training and subsistence programs for 22,388 workers were approved in the first two years. This program is run by the Labor Department and the Department of Health, Education and Welfare. It has trained jobless workers to be automobile mechanics, sewing machine operators, peach growers, clerk-stenographers, waitresses, electronic assemblers, and medical technicians and to fill many other occupations. About 70 per cent of the trainees are getting jobs — a record which pleases officials since jobs, by definition, are scarce in the depressed areas in which training is being given.

need continues

These activities should not obscure the fact that the area redevelopment effort is still in its infancy. It is not a problem that should be allowed to slip from the nation's consciousness.

The principal difficulty impeding the whole effort is that unless the nation's over-all rate of economic growth can be accelerated, ARA cannot be expected to do its job satisfactorily.

The relevance of general economic conditions to the problem of depressed areas shows in the figures.

In March of 1957, the Labor Department reported that only 19 of the nation's 150 major labor market areas were in the substantial labor surplus category of 6 per cent or more unemployed. But by the following March, recession had pushed that number to 70. Recovery reduced it to 33 by March of 1960, but recession in 1961 boosted the total to 101 in March of that year. In March, 1963, the figure was at 48 — down 15 from March of the previous year.

Not only would a better general employment picture vastly

improve ARA's chances for success, it would spike the guns of one of the most effective arguments of opponents of the program. They have been saying that with unused plant capacity commonplace around the country, plants established with ARA aid simply take business away from existing plants and spread unemployment, not reduce it.

Even though ARA's funds are supposed to be only seed money, with the main investment to be left to private enterprise, many observers feel that the agency has been given too little seed.

The magnitude of the task it faces is enormous. A crude estimate, making optimistic assumptions about the dimensions of the current economic upswing, indicates it would take 800,000 more jobs in chronic labor surplus areas to bring their unemployment level down to a tolerable 4 per cent. This could mean an investment of something like more than $6 billion dollars.

increased funds requested

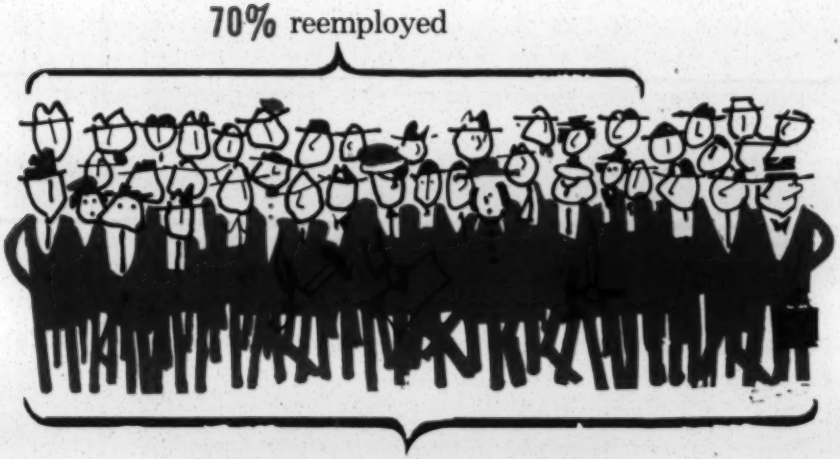
Commerce Secretary Luther H. Hodges, and ARA Administrator Batt, told Congress that the agency would be bumping its head on the ceilings of its borrowing authority and funds for technical assistance and public works grants if these were not raised. That point has since been reached.

The Administration asked Congress to raise the limit on each of the two industrial loan funds from $100 million to $250 million.

It wanted an increase from $100 million to $150 million in the amount authorized for loans for public facility projects and an increase of from $75 million to $175 million in the amount authorized for public facility grants. It sought to raise the amount authorized to be appropriated for technical assistance each year from $4½ to $10 million.

The House rejected ARA's recommendations. The Senate approved them. The Senate bill then went to the House for reconsideration.

The Area Redevelopment Act includes a provision allowing Treas-



In the first 2 years' time 22,000 workers retrained in 365 centres

ury borrowing to obtain funds for loans. This so-called "backdoor borrowing" provision was nullified, in effect, by Congress through the appropriations measure involving ARA and it is likely to be removed altogether, leaving the ARA to rely entirely on Congressional appropriations for loan funds.

One major problem ARA has encountered is the inability of many communities whose resources have been exhausted in the long battle with poverty to raise the 10 per cent in state or local funds required by the Act as their share of industrial or commercial projects. Only six states help.

"Many promising projects have been delayed or never started because of the inability of the community to meet the 10 per cent requirement," Mr. Batt told a Congressional committee.

The Administration has asked that the requirement be eased slightly by allowing local communities to be repaid at the same time as the federal government, rather than waiting until afterward, as the law now provides.

are broader powers needed?

Actually, more than this may be needed. Many communities, and particularly those that have been trying for some years to pull themselves out of the economic slough, have their available capital tied up already in industrial mortgages. President Kennedy's task force on depressed areas recommended in 1960 some sort of secondary market be created for these, following the pattern for the purchase of real estate mortgages by the Federal National Mortgage Association. Senator Douglas was the chairman of the task force, and Mr. Batt was on it.

Many experts are not at all certain that the depressed areas in the United States can be rejuvenated with the package of tools that the Area Redevelopment Act has provided. They feel that additional methods will have to be employed.

European nations use a wider range of techniques, although most place a heavy emphasis on loans and grants. Some of the other devices used in Europe are tax concessions of various kinds to stimulate investment, relocation payments to unemployed workers willing to move to jobs that are available in other areas, controlling or influencing the location of new industry by licensing and direct government acquisition of sites and construction of buildings.

Mr. Batt, who was then running Toledo's industrial development program, testified in 1956 before a Congressional committee on the ingredients of a successful area redevelopment program. One on which he laid great stress was tax concessions to stimulate location of plants in depressed areas. Mr. Batt and others view this as an important device because many companies, particularly established and prosperous manufacturing concerns, do not expand out of borrowed capital but from retained earnings. For these, the ARA's low cost loans offer no inducement.

Nor, since the enactment in 1962 of the more generous, national retraining program of the Manpower Development and Training Act, does the ARA retraining program offer these companies any special incentive to move into a depressed area.

At the 1956 hearing, Mr. Batt introduced a tabulation by the

Office of Defense Mobilization of rapid tax amortization certificates issued for defense manufacturing facilities to be located in labor surplus areas in the latter stages of the Korean War period.

It showed 58 plant locations involving $217,418,729 worth of plants employing 11,311 employees. The largest was the Kaiser Aluminum plant in Jackson County, West Virginia. It now has about 3,000 employees. A check with the company disclosed that the tax concession was one factor that counted in the concern's decision to put the plant where it did. Several others — among them the central sales location, low cost power, the Ohio River, and the availability of labor — also contributed to the decision, and a company spokesman said it was impossible to say which had been given the most weight.

Mr. Batt has also been an advocate of much more extensive use of federal procurement to shore up the economies of depressed areas. This supposedly is encouraged now, but it is estimated that in the fiscal year 1963, of some $7.4 billion in prime military contracts awarded to concerns in labor surplus areas (about a third of the total), only 1.4 per cent were awarded through preferential procedures designed to aid the depressed areas.

relocation problems

There are students of the problem who think there is a place for relocation allowances in the area redevelopment plan. Indeed, they were included in the Trade Expansion Act for workers who lose their jobs because of the easing of restrictions on the entry of foreign goods.

Somewhere down the line, it may be necessary to concede that there will be some communities which cannot be rehabilitated. Some analysts of the situation in depressed areas think it is necessary that workers in these communities be given help to begin a new life elsewhere. Relocation allowances coupled with retraining could be one way of doing this.

No serious student of the problem looks on relocation as a panacea, however, and the extraordinary tenacity with which

Americans cling to their home towns — particularly if they are middle aged or older — cannot be ignored.

A study of an Illinois city whose main industry closed showed that workers preferred to remain there even at the cost of substantially lower wages than could be earned elsewhere. Nearly half of those who took jobs elsewhere kept their families in the old town and more than four in five who moved said they would prefer jobs in the old town to the ones they held.

There is considerable migration away from depressed areas already. Between 1950 and 1960, the net migration from all depressed areas was about 10 per cent of their population. The population of five southeastern Kentucky counties declined by nearly a quarter in that period. Undoubtedly this mobility could be increased if workers were provided with more relocation allowances and comprehensive information about jobs elsewhere — and if there were more jobs elsewhere as a result of a higher rate of national economic growth. Despite steps taken in the last two years to improve it, however, the nation does not yet have an effective job-finding public employment service that is national in scope.

better education and leadership needed

It is unlikely that any public program can make so important and fundamental a contribution to the elimination of poverty in depressed areas and elsewhere as free public education. Yet recent studies indicate both the general and vocational educational systems need improving.

It is noteworthy that one of the underlying assumptions of the Kennedy depressed areas task force was that federal aid to education on a national basis would be instituted in 1961. It urged that a disbursing formula be adopted that would assure additional assistance for depressed areas.

The way the Act is now drawn, an area must have fallen on evil days before it is eligible for redevelopment assistance. It is apparent, however, that technological change or other factors af-

fecting a particular industry — steel, for example — could result in a new group of distressed areas. Some suggest that an early warning system coupled with anticipatory remedial measures is necessary if still more communities are not to pay the fearful toll already exacted by the coal-mining areas for technological progress that has benefited the entire nation.

The administrative theory behind ARA was that it was not to be a new bureaucracy. It was to co-ordinate and administer, but to rely largely on other agencies of government to do the actual work.

But the other agencies have their own work to do, and it should have been foreseeable that they would tend to do this first. Time

has been wasted, delays compounded and, in sum, an administrative nightmare created. The ARA and other agencies have even at times disagreed on the interpretation of the statute both were administering.

What is more, ARA has spread itself too thin. This is to a degree built into the Act itself, but it is apparent also that the agency has tried to take on far too much with limited resources.

Nor has the agency scored high in the political arena. It made the mistake of trampling unnecessarily on the toes of the ranking Republican on the House committee that must approve its legislation, and it allowed its friends to go into a recent vital House debate woefully unprepared to rebut the agency's critics.

These problems, however, are relatively easily solved. What is really troublesome is what to do about a depressed area that is lacking local leadership and initiative when the ARA program depends almost entirely on these for results.

A county planning board in North Carolina summed up its predicament recently in a poignant letter to ARA.

"Our success has been rather limited in enlisting able and willing people to work on further development of our OEDP," the board said. "The few people we have with competence in the field of economic planning are all busy making a living. Federal agencies are trying to be helpful. The wide dispersal among so many agencies of the possible sources of help is, from our standpoint, an unfortunate, time-consuming handicap.

"If we had unlimited time to devote to these problems, we could, I'm sure, get to the bottom of these matters, but as things stand, we are just a bunch of amateurs working in fields about which we have little knowledge or experience.

"Working under these conditions, we find that everything seems to take an inordinate amount of time. Another difficulty we have found in availing ourselves of technical assistance is that we don't know what questions to ask."

The board went on to complain that there were too many studies and not enough action. It admitted a weakness in leadership, but

added that previous failures had made people skeptical and apathetic.

The 4,500 people who left the county in the 1950's, the board said, included nearly everyone with the ability and initiative for developing businesses. The ARA "red tape" represents a formidable barrier to the few remaining volunteers, said the letter, concluding:

"Present ARA practices reward those areas with the greatest initiative, ability, and energy. Aid will go to those areas that need it least."

The letter brings home a point: Establishment of ARA was a major step forward in dealing with the hard and complex problems that beset the depressed areas. But the program was not the total answer.

Even so, Mr. Batt is optimistic.

"There is life in almost all of these areas," he says. "They are determined to survive. There is entrepreneurship there, too, although not enough in all of them, to be sure.

"The applications we have gotten indicate that a real need was there, and what these people needed was something to work with. I was sure these resources would be made use of if they were made available. Of course, there is a different calendar for solving the problem in almost every community. Some may be solved in a couple of years; some may not be solved in 10 years.

"The people in Cambridge would have done it anyway. Our aid may have telescoped the process. But Southeastern Kentucky is as hard an area to help as any in the United States. It will have to run faster than it is going now just to arrest the downward movement. But even there, there is potential.

"I am optimistic. I think we are helping concentrate private resources to help solve some human problems. We are effecting a better marriage of natural, entrepreneurial and human resources. We have induced the kind of community economic planning that just had not been done before.

"But this problem didn't happen quickly, and it won't be solved quickly. You don't diversify in a hurry."

Despite its handicaps and mistakes, ARA already has done effective work. Many familiar with the problems of the coal-mining region feel that, by itself, ARA's participation in the effort to save the miners' hospitals goes a long way toward justifying its existence.

The economic blight that afflicts the nation's depressed areas is deep-seated, however, and to remedy it will take time, money and work. It is well to repeat that ARA is a beginning, not a complete and final cure.

the public affairs committee

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Neighborhood Improvement 1965

PROPOSAL FOR SUPPORT OF THE VINE CITY COUNCIL

The Vine City Council is an association of people, chiefly residents of the Vine City area. Our main purpose is to better the condition of the people living in the general area of Vine City by encouraging them to work together and to stand up for what is right and just. We have organized on the basis of committees - Housing, Welfare, Publications, Thrift Shop, Finance, and Program. We are currently meeting two times a month. Committees are coordinated by the executive secretary.

Program

Neighborhood Improvement

During the summer of 1965, the Council worked to get streets paved. At a public works hearing in December, the City agreed to pave one block. This may seem like little, but residents have been trying for years to get this done. It is necessary to get landlords owning 51% of the foot frontage to sign an affidavit stating that they want the street paved and will pay the costs. Many landlords do not want to have this expense and others will raise rents, causing extra hardship to the tenants.

Housing conditions in Vine City are generally very bad. The Council has reported violations of the Housing Code to the City. The Council has worked together with landlords, encouraging landlord-tenant cooperation. The Council has also helped relocate families that were forced to move. They have spoken with landlords to try to encourage them to charge fair rents and to repair their properties. In one case where the exploitation by the landlord was extreme, the Council organized a picket line in front of the slum building and in front of the landlord's house. This was a very positive experience for all, and we hope to continue as the occasion arises, using the possibility of picketing as a lever to gain improvement in housing.

Thrift Shop

The Council also started a Thrift Shop in the home of Hector and Susie Black in July 1965. This shop was started because people had been giving the Blacks clothing to pass on to people in the neighborhood. The Blacks found that this was an embarrassing relationship both for them and for those who came to get the clothes. And so it was decided to sell the clothes at a low price so that people who came would really feel that the clothing was theirs and would not be embarrassed by a hand-out. Since one of the real hardships residents undergo is eviction, it was decided to help families in financial difficulty by giving them loans without interest. Tenants can be evicted for non-payment of rent by having a warrant served on them. This warrant gives them three days to move. Usually the family has to raise $20 for moving costs plus $30 as down payment of half a month's rent for another apartment. Fifty dollars is a lot of money to people in Vine City and many people can't raise that much. And so the sheriff comes and sets all the furniture and the people out on the street and locks the door. If the family hasn't found anyone to take in the furniture, it is left on the street and stolen overnight or rained on. In this way a family can lose everything they have in the world. Twenty seven loans were made in 1965.

The Thrift Shop also gives clothing to people who really don't have any money. We usually ask them to help out in the shop in payment. Neighbors, mainly the Thrift Shop Committee, volunteer to help out in the shop. Susie Black takes care of sales work as a volunteer.

Publications

In September 1965 the Council started a neighborhood newspaper called the Vine City Voice. This paper is published every two weeks. The principal aim of the Council in starting this paper was to give residents of Vine City an opportunity to express what they were thinking and feeling about the total situation in our neighborhood. This paper will help to create the feeling that Vine City is a neighborhood and what happens to one person happens to all.

As of December 1965, we have 20 paid subscriptions which go to interested individuals in Atlanta and other parts of the U.S. We started printing 700 copies and have gradually increased this number to 900. The mimeograph machine was purchased through the earnings of the Thrift Shop. Paper costs are met partly through advertising and subscriptions, and partly through the Thrift Shop. The work on the paper (which involves considerable time writing, typing, mimeographing, assembling, distributing) is all volunteer except for Hector Black.

Social Welfare

The Council also has reported cases of need to the membership who have then tried to help by referring the person to an agency, by helping them ourselves when there was no help elsewhere, or by transporting them to the agency in the hope that the presence of someone else would help to insure that the individual receives consideration and help.

Hospitality

In early December a group of seven students from the Boston area came down with a truckload of clothing for the Thrift Shop. They were given hospitality in the homes of Council members during the three days they were here. From time to time other people without a place to stay are put up at the Black's house.

Executive Secretary

Since the main sum in our request is for the salary of Hector Black and a co-worker who will carry some of the increasing load of his work, we would like to speak more specifically of the work he has done and will be continuing with in 1966. The Thrift Shop is located in the Black's home. Hector looks after the store during the time his wife cannot - about 3 hours a day. He helps with heavy loads and makes trips to pick up clothing donations. Customers come from 7 AM until 11 PM every day of the week. During these beginning months, we wanted to be available to residents whenever we were needed. However, during the coming year we plan to set up regular hours for the Thrift Shop, although the Blacks will be available for emergencies at any time.

Every day, people stop in at the Black's home with various needs and problems. Depending upon the problem, Hector Black refers them to Legal Aid, Welfare, EOA, Salvation Army, Protestant Welfare, Housing Authority or, if it is a situation where the Council is able to help (as in referring complaints to landlords or talking over personal problems), or if a financial problem cannot be solved elsewhere, Hector Black and the Council will try to help. There are occasional emergencies when someone is hurt in a fight or is ill and needs transportation to Grady Hospital. Hector Black helps by driving. Some people need encouragement when they visit one of the agencies and when possible, he or another member of the Council will go along with them. On other occasions he has taken people to visit relatives in the Fulton County Jail, or the Milledgeville Women's prison.

Hector Black has conducted considerable research centering on property ownership in the Vine City area and housing code laws and Urban renewal for Atlanta. There is also continuing study of the solutions to housing and other problems of slum areas in other cities.

In the interest of making wider contacts throughout the community and keeping in touch with current problems, our executive secretary makes periodic trips through the Vine City community talking with people as he goes. He has made these trips with people who have lived here all their lives and know where the people most in need live. In this way the Council is informed of conditions and increases its contacts throughout the area. We also visit in bars and on street corners to interpret what we are trying to do and encourage people to join in working with us.

About once a month there have been educational trips for children of the Vine City area with Hector Black and other members of the Council assisting.

The executive secretary has given occasional talks interpreting the condition and suffering of people in Vine City to the larger community of Atlanta. He has also given talks to groups that help to supply the Thrift Shop with clothing, etc. and makes trips to pick up the clothing.

Because the publication of the newspaper involves a great deal of work, Hector Black also spends a good deal of time in typing and mimeographing along with other members of the Council.

Future Plans

Plans for 1966 include moving to a larger building. The present 5 rooms which the Blacks occupy are not enough for all the varied activities of the Council. It is planned that larger space for the Thrift Shop will enable us to sell larger items of furniture and expand the sales of other items with more display space. We also plan a voter registration drive, and citizenship education. There are many people in Vine City of voting age who have not registered.

We have been exploring ways in which residents of Vine City could earn some extra money during the week. We plan to set up some craft classes and have already started with braided rugs. Underemployment is a great hearship here, where the average income is only $50 per week. Our hope is that through the manufacture of some thing at home while watching children or at the Vine City Council House, it will be possible for some individuals to supplement their incomes.

We plan to sponsor a group of high school students from Vermont who will come for three weeks in March and April to live in homes of Vine City residents while helping with a neighborhood survey. We are also working on plans for a work camp with mid-western Mennonite and local high school students participating.

Proposed Budget 1966

Vine City Council

Executive Secretary salary 1 yr.	$2,600.00
Neighborhood co-worker " "	2,600.00
Total budget 1966	$5,200.00
To be raised locally through the Vine City Thrift Shop	$1,300.00
To be raised from other sources	$3,900.00

Note: We anticipate that the Blacks moving to a larger house early in 1966 will give the Thrift Shop better commercial possibilities on a busier street (hopefully Magnolia St.). We also will have more room for the Shop, for classes and for meetings and the newspaper. The Blacks will take care of expenses in connection with the house. We plan that a large share of the repairs on the new location will be volunteer labor by residents.

Wider War on Poverty

Mon - Nov. 14 - 1966 The Wall Street Journal

Slum-Renewal Drive Is Joined by Industry, As Firms See Potentially Huge New Market

By MONROE W. KARMIN
Staff Reporter of THE WALL STREET JOURNAL

WASHINGTON—As the Federal Government mobilizes for its "total attack" on city slums, a vital ally is beginning to march to the same beat—private industry.

Signs of the trend:

—The American Plywood Association, a manufacturers' group, today will announce a plan to invest $150,000 to rehabilitate dilapidated dwellings in a two-block area in Cleveland's grimy and racially tense Hough slum. "If this project is successful," says C. L. Morey, the association's president, "other cities would be considered."

—U.S. Gypsum Co., which already has plunked $1,250,000 into renovating six tenements in New York City's shabby East Harlem, is expanding this effort and soon will duplicate it in two other unidentified cities. Graham J. Morgan, company president, says there's "a good likelihood" the company will move into even more cities later on.

—Armstrong Cork Co. next month will announce a test rehabilitation project on a single aging building in a Negro-Puerto Rican neighborhood of North Philadelphia. Though Armstrong's initial step will be small, John Baldwin, a company official, declares, "We have gotten very much interested in rehabilitation."

"Model Cities" Program

This private-industry concern with slum rebuilding is the product of Johnson Administration encouragement and industry's self-interest. The encouragement comes from the President's "model cities" program, the most ambitious Federal attempt to eradicate urban decay. The program features a new concept of how to do the job.

Out of style is the bulldozer system—leveling blighted buildings and forcing residents to move elsewhere. The new approach seeks to rehabilitate run-down buildings for those living in them. The Johnson Administration knows new rehabilitation techniques are needed to do the job. At the same time, builders and building-supply companies, suffering from the continuing home-construction slump, see a potentially enormous new market.

Urban Secretary Weaver depicts the slum-rehabilitation market for private industry in dizzying terms. He estimates that eight million city homes now are dilapidated or deteriorating. In New York City alone, he says, 58,000 buildings are in need of rehabilitation, requiring 800,000 kitchens and bathrooms, millions of windows and doors, billions of square feet of walls and floors, at a cost of $5 billion to $7 billion over the next decade.

"To project the figures for the nation as a whole," Mr. Weaver says, "raises the prospect of dealing with numbers of walls, windows and kitchens so astronomical that only a computer could comprehend them."

Industry's Involvement

The prospect whets industry's sales appetite. "We believe urban rehabilitation opens a tremendous untapped market for our products," declares U.S. Gypsum's Mr. Morgan. "Some estimates indicate it could approximate

six tenements on Harlem's East 102nd Street for its rehabilitation experiment. Work is near completion on two of the buildings and is in process on the other four. Now the company is negotiating to acquire another six buildings on East 103rd Street, with the goal of rehabilitating a square block in Harlem. Mr. Morgan says U.S. Gypsum's newest projects in the two other cities could begin "in a matter of weeks."

The projects pose new problems for the company, and sometimes lead to development of new products. The first building to be rehabilitated on East 102nd Street needed a heating plant, and the company developed a radiant heating system embedded in gypsum ceiling panel because the company doesn't make floor paneling. The experiment turned the company's attention to the floor, and it developed a gypsum slurry that hardens into flooring. The company also developed its own long-lasting epoxical paints, and will test a new gypsum wallboard with pre-cut holes for electrical conduits.

The plywood association's effort will be disclosed today by Mr. Morey at a convention of the National Forest Products Association in Las Vegas. He will ask that group to join in the project. The association had selected a two-block target area in Cleveland's Hough district that contains 140 run-down living units, including apartment buildings and single-family homes. Mr. Morey hopes work can begin in six months.

Armstrong's Project

Armstrong's North Philadelphia project is limited to a single building, a three-story home built at the turn of the century that will be converted into a three-family apartment house. The company isn't disclosing cost figures yet, and Mr. Baldwin describes Armstrong's slum-project involvement so far as only "fingernail deep." But the company's interest is strong and could grow stronger, depending on the outcome of the coming test.

The U.S. Gypsum, plywood association, and Armstrong projects differ in ways other than size. Gypsum is buying buildings with its own money and managing them for now. The plywood group plans to operate with a nonprofit sponsor to borrow needed funds from a private lender and obtain cut-rate mortgage insurance from the Federal Government. Armstrong is merely leasing a building from the Philadelphia Housing Development Corp.

None of the three sponsors wants to become a landlord permanently. U.S. Gypsum hopes to show that slum rehabilitation can be profitable by selling off its properties eventually at an 8% to 10% return. The plywood association plans to recover its money after the sponsors get their mortgage loan; property management would be left to the nonprofit partner. Armstrong figures to return its property to the Philadelphia authority after the rehabilitatiton, and recover most of the cost.

Each of the slum projects is designed chiefly to determine what products private industry can produce to assist the Federally inspired

labor problems have delayed the experiment, Federal officials now are convinced they'll be able to achieve their goal—not necessarily a two-day rehabilitation, but more likely, for cost reasons, a 48-hour rehabilitation accomplished in six eight-hour working days.

With this schedule, the Federal experimenters hope to acquire perhaps as many as 100 tenements in order to try organizing new, speedy techniques so as to complete the renovation of buildings at the rate of one a day. "That's the next logical step," says James Simpson of the Federal Housing Administration, "and construction-wise we are ready to take that step." The policy decision is up to his superiors.

Problems Encountered

This experimenting with old tenements has led to development of products or techniques by manufacturers to solve specific problems.

Some examples:

One problem encountered in slum rehabilitation is security, the identification of persons seeking entry to a renovated building in a still-shabby area. Government officials have discussed with Motorola Inc. the possibility of developing a closed-circuit television system for this purpose.

Another difficulty in rehabilitating slum buildings is that, in many cases, the floor-supporting beams have sagged. Timber Engineering Co., a subsidiary of the National Forest Products Association, has developed a metal fastener to adjust the level of new flooring. Union Carbide Corp. has developed a plastic floor-leveling device.

Windows are another problem; most are of odd size and in bad condition. Rusco Industries Inc., a Cleveland-based building-supply manufacturer, came up with a solution: A prefinished, adjustable window assembly that can be inserted in variable openings without having to be cut or fitted by carpenters on the job. This window unit is being tested in the experiment on New York's Lower East Side. "The things we are learning on this job," says Harry M. Reigelman, a Rusco vice president, "may help us provide new products for the general market."

The prospect whets industry's sales appetite. "We believe urban rehabilitation opens a tremendous untapped market for our products," declares U.S. Gypsum's Mr. Morgan. "Some estimates indicate it could approximate a new residential market" — meaning something roughly equal to the present new-housing market.

U.S Gypsum's is the biggest of the present ventures. A year ago the company purchased

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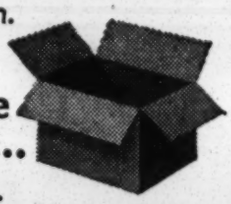

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erty to the Philadelphia authority after the rehabilitatiton, and recover most of the cost.

Each of the slum projects is designed chiefly to determine what products private industry can produce to assist the Federally inspired campaign to rehabilitate blighted neighborhoods cheaply, quickly and on a mass-production basis.

Slum-dwellers, it is hoped, will benefit not only from the test projects themselves, but from the incentive to others to attempt similar endeavors. U.S. Gypsum says its Harlem experiment has brought inquiries from some 275 private companies, groups and nonprofit organizations interested in starting similar projects.

Protecting Investment

Some companies are getting into the urban rehabilitation business to upgrade the neighborhoods around their plants and thus protect their investments in the plants.

For example, Smith Kline & French Laboratories, whose plant is in the same decaying North Philadelphia area where Armstrong has its project, is in the midst of a program to rehabilitate the neighborhood. The company got together with city officials and a local developer, and work began last July on the program's first phase, which involves 70 run-down mutli-family dwellings. Estimated cost of the rehabilitation is $2.4 million, but Smith Kline & French's share will run no more than $20,000.

"Our purpose is to improve the neighborhood in which we are located and to spur others to do the same," says a company spokesman.

Warner & Swasey Co., a machine tool maker whose main plant is located at the edge of the Hough slum in Cleveland, has set aside $115,000 to launch a neighborhood rehabilitation project. "We think we should do something to improve the general area in which our plant is located and in which a number of our workers live," explains James C. Hodge, president.

Warner & Swasey also has its eye on Mount Pleasant, another decaying Negro neighborhood in Cleveland that houses some of the company's employes. Mr. Hodge hopes to persuade other corporations to join in setting up a fund to stimulate a rehabilitation effort there. One partner he doesn't want: Uncle Sam. "We want to do this ourselves," he says. "We think we can do it more efficiently and easily than the Federal Government."

Another Ghetto Experiment

In Los Angeles, Aerojet-General Corp., a subsidiary of General Tire & Rubber Co., is pioneering a ghetto experiment of a different nature. The rocket-engine manufacturer will open a factory in Watts, scene of the 1965 Negro riots. This plant, to make tents under a Pentagon contract, will employ more than 200 workers from the area.

Aerojet is investing nearly $600,000 in this new subsidiary. Wayne Mullane, an Aerojet vice president and chairman of the new subsidiary, says: "Other companies have shown a definite interest in what we are doing and from what we hear they want to see how things work for us. If we're successful, we think they will follow along."

While these private ventures progress, the Federal Government continues to experiment with new technology. This experimental program, in operation in three cities, may be on the verge of a major breakthrough. A test project on New York's Lower East Side seeks to rehabilitate tenements in 48 hours. Though

Kaman Aircraft Contract

NEW YORK—Kaman Aircraft Corp. said it has received a second contract, valued at more than $10 million, from Lockheed Aircraft Corp.'s Georgia division for production of wing flaps for the military transport. The new contract brings to more than $13 million total awards from Lockheed this month, Kaman added. The contracts cover work extending through 1969.

the Market

MARKET DIARY

	Fri.	Thur.	Wed.	Mon.	Fri.	Thur.
Issues traded	1,387	1,438	1,429	1,408	1,387	1,391
Advances	604	772	756	620	615	467
Declines	510	430	435	537	530	664
Unchanged	273	236	238	251	242	260
New highs, 1966	10	11	13	10	6	8
New lows, 1966	19	22	26	21	18	17

DOW-JONES CLOSING AVERAGES

	Friday			
	1966	Changes		1965
Industrials	819.09	+2.22	+0.27%	956.29
Railroads	200.53	+0.57	+0.29%	238.55
Utilities	137.54	+0.27	+0.20%	157.78
Composite	287.40	+0.76	+0.27%	336.44

Dividend yields last week on the stocks used in averages were: Industrials 3.73%, Railroads 5.69%, Utilities 4.06%.

OTHER MARKET INDICATORS

	1966	Change	1965
N. Y. S. E. Composite	44.19	+0.04	49.58
Industrial	43.78	+0.05	....
Utility	45.61	+0.05	....
Transportation	45.66	−0.11	....
Financial	43.47	+0.21	....
Standard & Poor's Industrial	87.19	+0.07	98.45
American Exchange Price Index	$13.03	+$0.09	$13.33
N.Q.B. Over-Counter Industrial	221.57	+1.54	223.53

more important in stock selection, industries with relatively low labor costs are being scrutinized. A large number of major labor negotiations are slated in 1967 involving apparel, trucking, auto and rubber contracts, among others, and the signs are that average wage costs may rise 5% to 6%. Contract expirations will affect more workers in 1967 than in any year since 1958.

Analysts believe the wage factor will become increasingly significant in the appraisal of specific stocks in coming months. It has already started to show up in the buying interest apparent in such low-labor-cost industries as the oils, utilities, tobaccos and banks.

Last Week's Markets—

The Dow Jones industrial average eased moderately on Monday and then after Election Day advanced the rest of the week; it ended Friday at 819.09, a net gain for the week of 14.03 points, or 1.74%. Tracing a similar pattern, the railroad average climbed 0.87 point, or 0.44%, to 200.53 during the week. In a rare occurrence, the utility average closed Friday at 137.54, unchanged from a week earlier.

Volume on the New York Stock Exchange last week was 30,112,780 shares, down from 31,501,720 the prior week. However, last week included one less trading day due to the Election Day closing. In the comparable 1965 week, which consisted of five sessions, 31,786,680 shares were traded.

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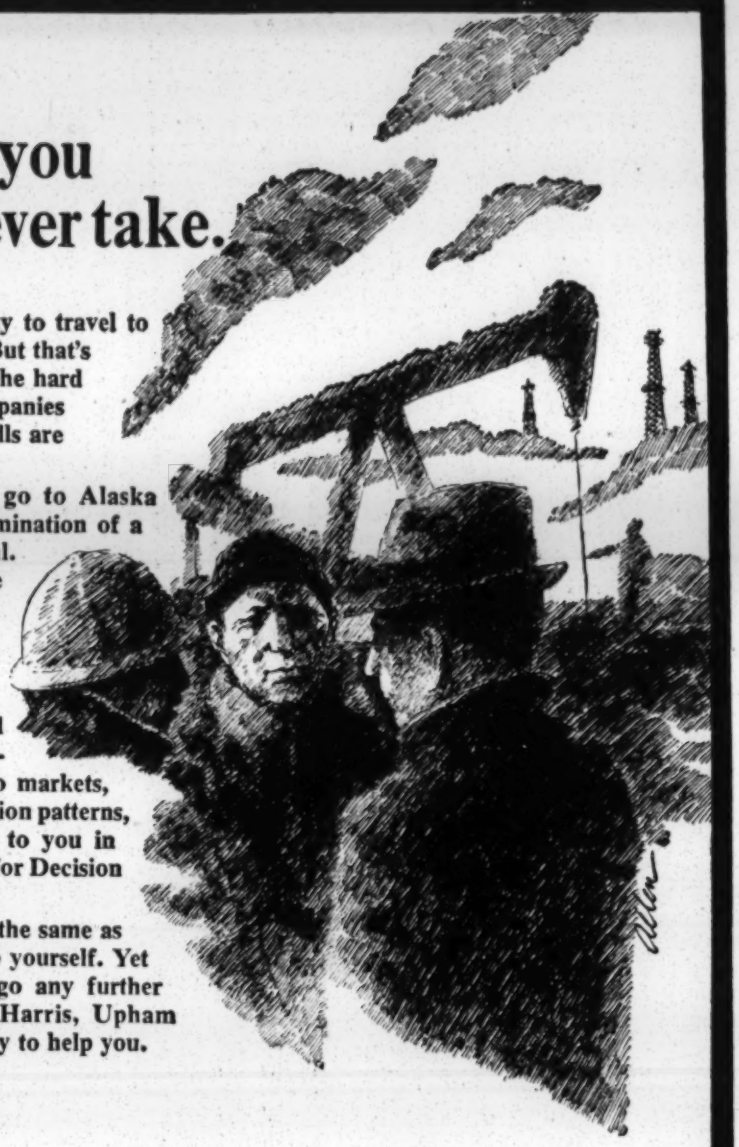

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78⅞	Min. Min. & Mfg.	78½	Jan.	5	550.00
44⅞	Magnavox	43	Jan.	30	550.00
38⅞	Phila. & Reading	37.70	Dec.	16	350.00
29⅝	United Fruit	29	Feb.	7	350.00
32¾	Howard Johnson	33	Feb.	6	325.00
16⅛	Jim Walters	16	May	3	250.00
23⅞	Lykes Bros. Stea.	23⅝	May	22	350.00
66¼	American Optical	65	Dec.	19	350.00
9¼	Sher. Corp. of Am.	9½	May	17	150.00
29¼	United Artists	27⅝	Jan.	13	350.00
15⅞	Dymo Indust.	15½	Dec.	19	150.00
14⅛	National Tea	13.85	Jan.	18	150.00
30¼	Babcock & Wilcox	31⅝	Mar.	20	300.00
16⅞	Electronic Assoc.	17½	Dec.	27	137.50
51	Pan Am. Airl.	51¼	Dec.	27	400.00
48	Grum. Air. Eng.	50½	Jan.	13	350.00
38½	Perkin Elm. Corp.	37	Dec.	22	350.00

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279	Corning Glass	265	Jan.	4	2125.00
57⅛	SCM	47⅞	Feb.	6	1287.50
153¼	Polaroid	131⅝	Dec.	30	2525.00
181½	Xerox	153⅛	Dec.	30	3075.00
47½	Alloys Unlimited	45⅜	Feb.	14	775.00
29¼	United Artists	29	Feb.	14	337.50
74½	National Airlines	75	Jan.	16	625.00
20½	Mar. Mari. (wts)	20½	Feb.	14	275.00
37	Twent. Cent. Fox	34¾	May	11	550.00
49	Reynolds Metals	48	Feb.	7	450.00
48⅞	Raytheon	45 4/5	May	8	825.00
104⅛	Northwest Airl.	95	Jan.	9	1525.00
51¾	National Video	55	Jan.	16	425.00
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Itek Corp.	1050.00	1400.00
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60	Boeing Co.	58⅛	6	mos.	987.50
73¼	Burroughs Corp.	71½	Dec.	27	625.00
279	Corn. Gl. Wks.	270¾	Jan.	9	2075.00
111	Delta Airlines	97¾	6	mos.	2175.00
35⅝	EG&G Co.	32⅛	Jan.	3	550.00
44¾	Getty Oil	44	Dec.	20	187.50
90¼	KLM R. D. Airl.	85⅞	Jan.	9	1287.50
31¾	Lukens Steel	30	Jan.	16	387.50
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Matter of Fact . . . . . By Joseph Alsop

A Modest Proposal

1-27-67

W. Post

IN THE PROLIFERATING literature on the terminal cancer that threatens our great cities, there is a new and ominous phenomenon of great importance.

Alsop

The ghettoes are the heart of the illness. And new studies of the "Negro subculture" of the ghettoes are now appearing, which might well be taken for vicious racist tracts, if it were not for their impartial, anthropological, Freudian-permissive tone.

An example is the work of Lee Rainwater, done for the National Institute of Mental Health, and partly published in "Daedalus."

These studies suggest, by implication, that there is no practical way to attack the urban cancer. But this, one must hope and believe, is no more than pseudo-scientific nonsense. It ignores, for one thing, the real history of the ghettoes.

The urban ghettoes only became the nightmare-quarters that they are today, when they were swamped, postwar, by the vast inpouring of Southern rural Negroes. And among all these immigrants, the central, predominating, fatal handicap was their tragically deficient education, which left them unable to cope with urban life.

WHAT HAS BEEN caused by deficient education, can surely be undone by adequate education, at any rate for the children of the ghettoes. But the dire poverty of ghetto-experience, going so far as crippling speech-impoverishment, creates an educational need that is enormously difficult to meet. No real attempt to meet this need has ever been made, in fact, in any American city to date.

The need is for a wholly new kind of public school system. Such a system would absorb the children much earlier, at the age of four, or even three. It would teach the children in classes less than half the present size, with 15 pupils as the absolute maximum. It would have many other radically novel features, such as the organization of the schools as round-the-clock neighborhood centers, and especially as recreation centers for the children.

This is no place for an essay on educational methods. Enough has been said above to indicate the most important point, that this kind of radically improved school system will be vastly more expensive than anything we have today. Yet every nickel spent will produce a dollar's worth of return, if only this kind of school system proves able to pry open the door of the ghetto-trap for the next generation.

There are two difficulties. First, doubts have been raised about the effectiveness of this kind of educational investment, by such studies as Rainwater's. Second, experiment with a single school, such as that proposed by Professor Julian Levy of the University of Chicago, will start under too heavy a handicap—for the children of the unimproved school in the next block will pull down those in the improved school.

A WHOLE NEIGHBORHOOD, like Bedford-Stuyvesant in New York, or a whole city, like Washington, must be the scene of any fair test. And why not choose this wretched District of Columbia, with its schools which are 92 per cent Negro— this unrepresented national capital, which is really one vast ghetto, masked by a thin white Federal facade?

The current District school budget is $110 million. President Johnson has just requested an increase to $164 million, which will permit poulticing and patching on a considerable scale.

But what is wanted is general reconstruction, radical improvement, total reform. Let the budget be tripled, then, to $330 million, and let another $100 million be voted for capital construction to reduce classroom sizes.

These may sound like huge sums to spend on education in a single city—but in its absent-minded way, the Federal Government is currently pouring out over $4 billion per annum in various kinds of aid to education—most of it, in aid to middle and upper class education.

Cannot the amount needed to test education aimed to liberate the children of the ghettoes, be chipped off the sums allocated to improve the education of the more fortunate?

A test is in order—a careful and methodical test—because almost everything that has been done, to date, and done with the most virtuous purposes, might have been designed by a malevolent Providence to make matters worse.

Too often, slum clearance has created still worse slums in the new projects. Too often, school desegregation, carried through without measures to maintain school quality, has merely extended the borders of the ghetto.

But one must be a racist to believe that children cannot be aided by much better education. And this test, please remember, is aimed to find a cure for a social cancer, which is now near-terminal.

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Don't forget Pre-School

Let's stop kidding ourselves

Our programs to house the poor do not cut the mustard and it's time we all faced up to a few hard facts

Fact No. 1: There are today in the U.S. almost ten million families who anyone reading this page would describe as poor.

Fact No. 2: About half of these families are virtually trapped in cramped and often stinking quarters in our urban cores, where they erode the tax base and hasten the flight of businesses and the affluent to the suburbs.

Fact No. 3: FHA's 221d3 program and rent supplements are workable, but they are a drop in the bucket and will remain so. Why? Because it is bad politics to give some borrowers a subsidized interest rate while everyone else pays up to 7% and to pay part of someone's rent because he doesn't earn enough to pay it himself.

Fact No. 4: Public housing can't do the job either—partly because it, too, is bad politics and partly because of its unusually high cost. Over the past decade, public-housing construction has averaged 20,000 new units a year, even though the average authorized has been 30,000. And if Congress authorized 30 times that amount for the next ten years, the total would still not be enough to house all the families who live in one kind of slum or another.

Fact No. 5: Urban renewal programs have not involved much low-income housing because local agencies have not designed them for that purpose.

Fact No. 6: Rehabilitation of old and dilapidated housing is workable only on a block-by-block basis, and it's too risky to tempt private enterprise on big jobs. Rehab costs cannot be estimated with anything like the accuracy of new construction, so they can range from 50% less than new-building costs to 50% more.

Fact No. 7: There's a steady increase in substandard housing. In New York City, for example, the number of substandard units has risen from 420,000 to 520,000 since 1960. Replacing these slum dwellings with state-subsidized public housing would now cost roughly $14 billion. And New York City is not about to get more than a tiny fraction of that amount for existing programs.

The latest anti-slum plan—known informally (and erroneously) as the Comsat Corporation for Housing and formally as the Urban Development Corp. (see p. 18)—is bold and visionary. But it is already shackled by what it ignores.

As a first step, UDC would buy and rehabilitate 30,000 dwelling units in at least three cities. In the next decade it would build 4,344,000 units and rehabilitate another 656,000. Total tab: $50 billion.

What may kill this plan is that its sponsors start out by overlooking two basic factors:

1. Most Americans and their elected representatives will not accept the subsidizing of home buyers and renters. This country's economic development, created by private enterprise, generates an almost passionate belief that subsidizing people not only does them no good but is also morally wrong. Evidence: the almost futile efforts of all our low-income housing programs over the last 30 years.

2. Construction costs—excluding land—are already dirt cheap. But UDC envisions new technology to cut costs in half in ten years. Apparently, the UDC sponsors didn't do their homework on costs. Otherwise they would have realized that the direct building cost of the average house, priced at $22,000 in 1966, was only $12,000. The house included two baths, full air conditioning, and 1,600 sq. ft. of living area. So its cost per sq. ft. was only $7.50. What's more, a few builders have sq.-ft. costs of under $6.50, and some mobile-home makers get below $6. Fact is, we couldn't build mass-produced housing any cheaper if we used mud block.

Actually, there is a better, more politically palatable way to provide low-income housing: Don't subsidize people; subsidize the land. Such a subsidy would simply involve municipal ownership and improvement of new-housing sites. It would be a one-time, known-price tag on the land alone, and the city could own the land in perpetuity.

On this land private enterprise could provide good housing—two- and three-story townhouses at densities of 20 to 30 per acre—for $60 to $70 a month, including amortization, management, and realty taxes equivalent to those on the original slum property.

All of this discussion springs from two very real forces:

First, housing the poor better may soon become a hard political fact of life. In California today, one-third of all families can't afford to buy or rent a new dwelling unit. They represent a political force that, if aroused, could vote in its own form of housing subsidy.

Second, like it or not, we are already subsidizing the poor in our slums. A slum exacts a subsidy from a city in the taxes it does not pay, in the extra police and fire protection it needs, and in the social and economic problems its residents create.

To sum up, if present programs to house the poor won't work, we've got to find programs that will.

—RICHARD W. O'NEILL

Letters to the Editor

W. Post

Urban Affairs

Cancer of the Cities: Two Views

2-11-67

In his column of Jan. 27 Mr. Joseph Alsop, in his habitual style of viewing with alarm and predicting a cataclysm, presents yet another discussion of "the terminal cancer that threatens our great cities." For some months now Mr. Alsop has been rewriting the same column, in which he tells us that within the next generation all our great American cities are going to be black, and therefore, by definition, destroyed. (Mr. Alsop seems to be ignorant of some very elementary demographic facts; he consistently exaggerates the rate at which the Negro population of the cities is growing by using public school population figures as if they represented total population.) In this most recent column, Mr. Alsop refers to my research, and in a blanket kind of a way to the research of a good many of my colleagues; therefore, I feel it incumbent upon me to indicate to readers some of the ways in which they are being misinformed.

First of all, Mr. Alsop implies that "new studies of 'Negro subculture'" are appearing which somehow suggest a totally new view of race in urban America. Yet in fact the current researches on Negro subculture represent a refining and updating of patterns which have been described, for example, by Frazier in the '30s, Cayton and Drake and Allison Davis in the '40s, Kardiner and Rohrer and Edmonson in the '50s. The fact that the larger society has been indifferent to their findings does not make the current studies "a new and ominous phenomenon." What is perhaps ominous from the point of view of some public officials and some influential persons is that for the first time knowledge about the destructiveness of American society toward Negroes and other deprived groups is becoming widely diffused, and is beginning to be taken seriously by some who participate in political decision making.

Mr. Alsop taxes social scientists for suggesting "by implication, that there is no practical way to attack the urban cancer." This can only mean that he has not seriously examined the works of social scientists who are studying the life of Negro Americans. For example, he cites my article in *Daedalus* but overlooks the final section of that article which deals specifically with needed remedies and emphasizes the importance, first, of employment and income maintenance programs, and secondly of educational programs. If he is acquainted with the *Daedalus* volumes on Negro Americans, Mr. Alsop should also know that it contains excellent articles by James Tobin dealing with economic solutions and by Robert Dentler dealing with school desegregation solutions. Further, as a Washington journalist he should know that in December five specialists in the study of Negro communities—Kenneth Clark, Robert Coles, Herbert Gans, Daniel P. Moynihan, and I—testified before the Ribicoff subcommittee and developed most of their testimony to discussing specific practical ways to attack what Alsop calls "the urban cancer." If Mr. Alsop does not like our proposed solutions, he should say so and not accuse us of "pseudo-scientific nonsense."

Mr. Alsop considers that urban ghettoes have produced as many problems as they have because of the "tragically deficient education" of Southern rural Negro migrants to the city. Like most Americans, he places too many eggs in the educational basket and slides past the fact that the "central, predominating fatal handicap" of Negroes is not their lack of education but rather the cupidity and stupidity of whites who by their discrimination and their failure to create an economy capable of absorbing Negro immigrants' unskilled labor have failed to provide them with the same kind of opportunity to establish themselves that was available to other immigrants and have thus created and today maintain the modern Negro ghetto.

With the partial exception of Kenneth Clark, the social scientists who have looked most closely at the Negro subculture have not been particularly sanguine about the schools as the major level for helping lower class Negroes to get out of the vicious circle into which they are born. Most of these social scientists put major emphasis on employment and income supports, and assign education a second priority. The Coleman study, financed by the U.S. Office of Education, seems to suggest that the kind of added investment in the schools for which Mr. Alsop is arguing would accomplish relatively little. In the Coleman report, two main factors stand out as important for greater achievement for Negro school children: (a) the amount of school integration the child experiences, and (b) the socio-economic status of his family. The latter factor, by far the most important in Coleman's study, can be attacked only by employment programs and income maintenance programs. Where choices have to be made in the kinds of programs the Government is to stimulate, it would seem that the payoff from employment and income maintenance programs will be much greater than from added investments in the educational bureaucracy.

For example, Mr. Alsop would like to see an additional $23 million per year invested in the District of Columbia school system. There are approximately 175,000 school age Negro children in the District of Columbia. The $23 million represents $1300 per Negro child and perhaps $2000 per *poor* Negro child, or as much as $5000 per *poor* Negro family. That amount added to the family incomes of poor Negro families in the District, if the results of our studies have any validity at all, might well "liberate" not only the children of the ghetto but also their parents and grown-up brothers and sisters as well.

Mr. Alsop is certainly right in suggesting that it is unjust to spend huge sums to inform the education of the more fortunate so long as the ghettoes exist, but it does not necessarily follow that more expensive education for ghetto children is the most efficient way of assisting them to solve their problems. This latter is a naive, middle-class analysis of the pathology of the ghetto. One does not have to be a racist (the McCarthyist epithet of some commentators on civil rights) to believe that super-funded education is not what poor Negro children need most; one need merely know something about the totality of ghetto life. For that matter, can anyone doubt what the free choice of ghetto families would be between an additional $5000 in family income or the same amount in school investment? Mr. Alsop wants to give these families educationist cake when they need the bread of a decent American standard of living.

LEE RAINWATER,
Professor of Sociology and Anthropology, Washington University.
St. Louis, Mo.

There are only three things to be said about Mr. Rainwater's letter. In the first place, I am entirely familiar with almost all the research and testimony to which he refers. The exceptions are two or three of the earlier studies.

Second, I defy anyone to read Mr. Rainwater's *Daedalus* article in its original, unexpurgated form, as I have done, without concluding that it could very easily be transformed into an overt racist tract, simply by leaving the facts as stated by Mr. Rainwater, and omitting a few of his own observations. Even in its present form, there is a clear danger of its use by racists. Fortunately, I am convinced that the kind of family pattern described by Mr. Rainwater prevails in no more than a small minority of Negro families in our urban ghettos.

If I am correctly informed, in fact, the bulk of Mr. Rainwater's research was done in a St. Louis housing project comparable to the two notorious Anacostia projects which have recently received so much attention. If a city administration is idiotic enough to concentrate under a single roof all its worst and most hopeless welfare cases, results like those described by Mr. Rainwater are of course to be expected. And they ought to be expected whether the artificially created pool of failure, misery and petty criminality happens to be colored, white, brown or yellow.

Third, it is obvious that the kind of people described in the darker passages of the Rainwater study would prefer sunset and addition to their own incomes to the rescue of their children. But if Mr. Rainwater's facts are reliable, then the persons he describes are past rescue. The important thing is to rescue the next generation.

It is hard to know, in truth, whether more harm is done to the cause of justice and equal rights by the alleged educators who say, in effect, that Negroes are ineducable, or by sociologists of the stripe of Mr. Rainwater. They make one thank God for the pride and common sense of the black power advocate, Floyd McKissick, of CORE.

JOSEPH ALSOP.
Washington.

(7725)

18 Chicago Times

GROUPS FOR POOR GET ADDED HELP

3-23-67

Support for Agencies in Housing Field Set by Urban America

WASHINGTON — Urban America, Inc. has broadened its support of nonprofit groups seeking to meet the housing needs of lower-income families in their communities.

Executive Vice President William L. Slayton announced Monday the establishment of a nonprofit housing center by Urban America and the addition of four housing experts to its staff.

The center replaces Urban America's local development services division. Its activities will be financed under a Ford Foundation grant extended to the division two years ago and renewed last fall.

James P. Twomey, who headed the division, will be director of the new center. The division's advisory committee will be continued in the center under the chairmanship of Chicago mortgage banker Ferd Kramer.

Appointed to the center's staff were the following:

Milton P. Webster, an attorney active in slum clearance and redevelopment in Chicago, as deputy director for development funds and housing development corporations.

Tom Lord, a former housing analyst in the Legislative Reference Bureau of the Library of Congress, as an assistant director, working under Mr. Webster.

George J. Feltovich, formerly a specialist in urban renewal and moderate cost housing development in Boston, as the center's assistant director for the West Coast.

Lawrence M. Upton, an authority on church-sponsored nonprofit housing and former member of the national staff of the United Church of Christ, as assitant director for the Midwest.

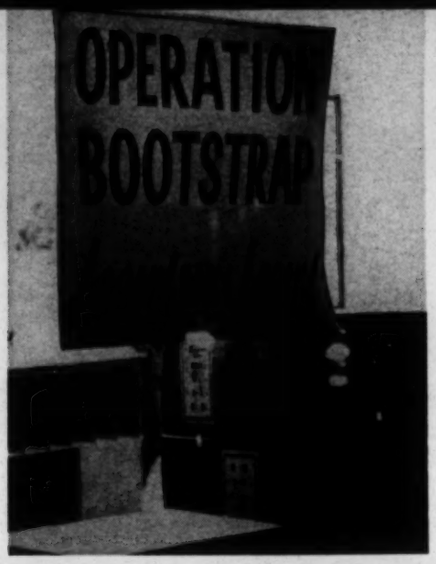
Slayton outlined the functions of the center as follows:

1. It will guide religious organizations, labor unions, fraternal groups, and other nonprofit sponsors of low and moderate-income housing through the complexities of government assistance programs;

2. It will help local leaders form development funds, which are nonprofit, privately subscribed investment pools established to give initial impetus to housing construction.

MS

A self-help program stirs a Negro slum



Some idealistic young Negroes, with an assist from business, are training Watts residents for jobs, and setting an example that is helping the hard-core poor in other cities

It was in August of 1965 that Negro rioters in Watts and adjoining slum areas of Los Angeles stamped their slogan, "Burn, baby, burn," into the consciousness of millions of shocked Americans. Today, a handful of other Negroes, helped by some Los Angeles business organizations, are working to change that motto to "Learn, baby, learn."

Operation Bootstrap, an ambitious self-help program there, is aiding hundreds of Negroes—once considered all but unemployable—to find jobs. Its program includes vocational training—key-punching, computer programming, electronic assembly, power sewing—that makes use of $100,000 worth of equipment loaned by such firms as IBM, Singer, Litton Industries, and Scientific Data Systems.

But more important, the program deals heavily in motivation training—courses in Negro history, social problems, communications skills, and "sensitivity" group sessions run by two psychiatrists.

Confidence. The object of the program's social side is to raise the low self-esteem of slum Negroes and to instill in them a sense of purpose and of trust in their ability to help themselves. At the same time, it is intended to prepare them to handle the social aspects of the jobs they are training for.

Operation Bootstrap co-founder Louis Smith, western regional director for the Congress of Racial Equality, sums up: "Our dream is to change ghetto hopelessness into creativity."

Motivational approach at Bootstrap includes interracial "sensitivity group" sessions—aimed at changing "ghetto hopelessness into creativity."

I. A colossal problem

Operation Bootstrap's social training may indeed be a partial answer to the slum problems outlined by a Dept. of Labor study released last week. The study includes an important, if unorthodox, measurement of slum unemployment—what it calls

Vocational approach—as seen in key-punching classes here—is made possible by $100,000 worth of equipment loaned by Los Angeles businesses.

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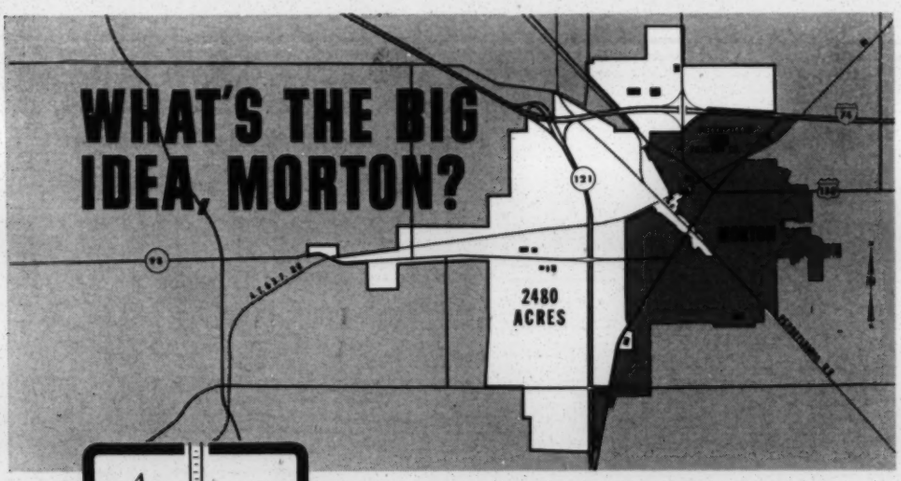

A CILCO Land Profile

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"sub-employment." Its numbers include part-time workers looking for full-time jobs, workers employed beneath their skills, and people who have dropped out of the labor market from simple discouragement.

With the sub-employment figure included in its computations, the Labor Dept. finds unemployment in 10 urban slum areas it has studied to run about 10%, three times the national average. Interestingly, the study argues that lack of job opportunities is not the primary cause of unemployment. It finds that "inferior education, few skills, discrimination, police records, unnecessarily rigid hiring restrictions, and hopelessness" account for a good deal of it.

"No conceivable increase in the gross national product," the study says about slums, "would stir these backwaters."

The slum complex. This dismal negative blend of unproficiency and despair is intimately related to the high cost of maintaining police, health, and welfare programs. This mixture makes slums one of our cities' most urgent social problems.

Perhaps the figures speak for themselves: Unemployment in Los Angeles' South Central area (which includes Watts) is now 10.7%, compared with 4.2% for the city as a whole. Another 22% are "sub-employed"—with part-time or very low paying jobs. This third of South Central families have incomes of less than $3,000 annually.

One businessman who has done something about these figures—he has helped find jobs for thousands of the area's unemployed—is H. C. McClellan, former chairman of Old Colony Paint & Chemical Co. As president of the business-supported Management Council for Merit Employment, Training & Research in Los Angeles, he recognizes the importance of Operation Bootstrap's work.

Beyond a skill. "There are thousands of jobs available here for people who can reach the job entry level with the right motivation," he says, "but thousands must have pre-vocational, motivational, and remedial training. Industry will teach a skill, but not math or attitudes."

McClellan, whom California Governor Ronald Reagan recently appointed statewide Coordinator of Employment and Training Opportunities, says frankly: "We need more Bootstraps."

Other businessmen also praise Bootstrap. Victor M. Carter, chairman of Republic Corp., and a major donor, says: "They're trying to motivate their own people to help them-

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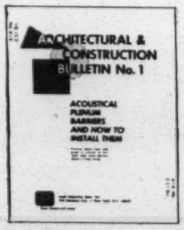

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selves, and I feel this is extre[illegible]. worthwhile."

Success. Just how worthwhile the program promises to be can be seen by a survey of its first graduates. All 140 are working, and two-thirds have received raises or promotions.

Bootstrap, which subsists entirely on private financing, is understandably small at this point in its history—a drop in the bucket of the need. Presently, it has only 75 people in job training, another 30 in remedial classes. But there are 1,000 on its waiting list.

Enthusiasm for the program—variations of Bootstrap are spreading to many other cities—indicates the "people to people" approach it uses to reach disaffected people may be a big step on the long road to slum solutions.

II. A national approach

Current self-improvement programs actually go back to 1964 and Philadelphia. Rev. Leon H. Sullivan, a Negro minister, had helped open up new job opportunities for Negroes only to see them go begging—this, because of a lack of skilled Negro applicants. To remedy the situation, Sullivan started an Opportunities Industrialization Center (OIC), which offered courses in remedial education, job skills, even proper grooming and manners.

In Philadelphia alone, according to Thomas J. Ritter, OIC's executive director, the group has placed 3,400 trainees in jobs. As a successful prototype, it has spread to such cities as Washington, Seattle, Little Rock, and Erie, Pa. They have received grants totaling $5.7-million since 1965 from the Office of Economic Opportunity, the Labor Dept., and the Dept. of Health, Education & Welfare, for comparable programs.

Spreading. And the Dept. of Labor has just awarded a $5-million grant to Cleveland's Council for Economic Opportunities in order that it may recruit and train 2,000 hard-core unemployed people. Chicago has two related programs—Jobs Project and Jobs Now—aimed at helping hard-to-employ people.

Operation Bootstrap, though similar, emphasizes personality training more than do most of its counterparts. Louis Smith is proud of the operation's independence. He rejects government funds as "paternalistic" and meets the program's $10,000 annual budget entirely through private contributions.

Business support. Bootstrap welcomes industry help. It asks companies for job and skills requirements and for volunteer instructors

WALL STREET JOURNAL, WEDNESDAY, JUNE 11, 1969

Slum Renovation: The Profit Is Elusive

By LEE BERTON

NEW YORK—The motives of U.S. Gypsum Co. in pioneering private slum renovation have been "far from altruistic" as far as Harold Collen is concerned. Mr. Collen is a New York City urban renewal project director who is skeptical about the aims of the "private sector" in offering a helping hand.

"I assume you aren't storing up credits for heaven but are exploring profit possibilities," he recently told a U.S. Gypsum official touring a dilapidated tenement area fringing a city renewal project he oversees in the Bronx.

Though he adamantly believes creation of more decent low-income slum housing should continue to be in the public charge, Mr. Collen himself invited U.S. Gypsum to eradicate the urban decay that surrounds and will surely reinfect his city project.

For its part, the Chicago-based building materials company is delighted at the chance to sink its teeth into a really massive rehabilitation effort. The Bronx project would involve 50 buildings with 1,500 apartments. For ever since it entered the field of slum renewal with much fanfare here in 1964, U.S. Gypsum has proceeded only in dribs and drabs.

Still in the Red

Only 32 buildings with 768 apartments in four cities have been completed, and U.S. Gypsum's five-year rehabilitation project is still in the red.

"We started out aiming our sights too high and thought we could originate pilot efforts in nine cities to attract many other private contractors into slum renovation as a market for our building materials," says Warren J. Obey, U.S. Gypsum's project manager here. Unfortunately, no other big for-profit corporations are busting down U.S. Gypsum's door to buy its building products.

And so the company, after an "agonizing reappraisal" last year, has decided to continue its rehabilitation work with the hope that its hard-won experience in the slum may eventually pay. If not, U.S. Gypsum officials reason, housing rehabilitation has enhanced the company's reputation as a public-spirited corporate citizen contributing to eradicating growing inner-city decay.

If anything, U.S. Gypsum's problems as general contractor at "rehab" projects in New York's Harlem, Cleveland's Hough area, Chicago's Lawndale and in Detroit's crumbling inner city have likely cooled the ardor of other corporations who might have considered tapping the potential of slum-housing renovation as a source of income.

At least one has already abandoned such efforts. Armstrong Cork Co. of Lancaster, Pa., says its experience in rehabilitating nine run-down houses and reselling them to low-income families showed that such corporate action isn't economically practical. Armstrong, which discontinued the project late last month, says it lost about $5,000 on each house it repaired.

Aside from the construction difficulties encountered in converting old tenaments into sound apartment houses, U.S. Gypsum met enormous public relations hurdles. Slum residents often want "too much, too soon," once they learn a big corporation is supervising the project, say U.S. Gypsum officials. A militant neighborhood group threatened to picket a U.S. Gypsum project in Chicago if Negro contractors weren't employed. And an East Harlem tough tried to intimidate the company

cealed, are being discovered during rehabilitation. "To repair them costs money and is bringing renovation costs perilously close to the cost of new public housing," says Mr. Obey. Since U.S. Gypsum began its project here five years ago, its cost per unit has spurted up to 45% while the average cost for each new public housing unit has risen only 15%, he notes.

Greedy landlords also boost acquisition costs. Albert Brod, a real estate agent who had been acquiring property quietly for U.S. Gypsum here, says that after landlords learn the company is interested in their building, "the sky is the limit, even if the building is a vacant blight and a tax drain."

William Small, vice president for construction of the U.S. Gypsum subsidiary handling rehabilitation, says the company "learns a new lesson with each new city it tackles—some of them costly." In Cleveland's Hough, for example, use of a local black contractor who employed some inexperienced men for job-training purposes hiked the final outlay 20% from original estimates, he says. "In one case, we had to completely redo leaking plumbing, which together with water damage cost us an extra $1,300."

The Do-Gooders

In the past few years the private sector, encouraged by nearly everyone, has become increasingly involved in social programs—programs that have often lead companies down unfamiliar paths toward unfamiliar destinations. What motivates the businessmen who made these departtures? How successful have they been? This article is the second in a series.

In Chicago, the problem has been more critical. A militant black organization in Lawndale has demanded that U.S. Gypsum hire only black contractors, even though one of every two skilled workers at each rehabilitation site is a Negro and seven of every 10 craftsmen are nonwhite. "The fear that such militants will picket and ruin a contractor's reputation has driven many builders away from ghetto work," says Roy H. Chambers, former general superintendent for a Chicago construction company that has handled U.S. Gypsum projects. Mr. Chambers' former employer has cut back on his work, causing him to get a new job, he notes.

Even if U.S. Gypsum acceded to the Chicago militants' demands, it probably couldn't hire a competent construction company run by Negroes right away, admits George W. Collins, a Negro alderman in Lawndale. "While I agree that renewal work should be done by black people, the two or three black contractors in Chicago that know their stuff are up to their ears in work for months to come," he says. But Alderman Collins admits that knowing this doesn't satisfy the militants. "They've seen black people get the short end of the stick so long, they want a piece of the action day before yesterday," he adds.

U.S. Gypsum believes that reasonable demands of slum groups should be met. In many cases, the same organizations making the demands take over the projects from U.S. Gypsum with the aid of government subsidies that reduce interest payments on mortgages held by Federal agencies or banks to as low as 1% for the new, non-profit landlords. This keeps rents low enough—about $135 per apartment in Harlem—to enable slum residents to move back into the rehabilitated apartments with the aid of Federal rent supplements.

But the company often finds it is over its head in trying to help solve neighborhood social problems. "Big business alone can't clear up the nation's slums," asserts Mrs. Hortense Gabel, an urban development consultant here who is credited with interesting U.S. Gypsum in housing rehabilitation back in 1964 when she was rent and rehabilitation administrator under then Mayor Robert F. Wagner.

"There is no way to fix up rotting buildings and improve the upward job mobility and stake in society of the people who live in them without massive infusions of Federal money," she adds.

Incentives Needed

Some housing specialists believe that for corporations to make a profit on slum renovation, they must be given income tax relief as an incentive. "Otherwise they'll just continue tilting at windmills," says Neal J. Hardy, an assistant administrator for New York City's Housing and Development Administration and former commissioner of the Federal Housing Administration under President Kennedy.

Even the highly idealistic Mr. Collen at the Bronx urban renewal project admits that to expect a big corporation to relocate slum tenants in competition with the city, while renovation is being done, is "unreasonable." New York City, mostly with Federal money, pays displaced families an average of $650 for moving and relocation expenses, while U.S. Gypsum can only afford $50 for moving expenses to keep its project feasible and rents low.

U.S. Gypsum hopes to push its rehabilitation effort into the black by next month, but it recognizes that it may never earn a rate of return measured against usual housing construction. "Most builders aim for a minimum of 10% to 12% profit on investment, but right now we're aiming at 3%," says Jerry H. Pintof, president of the rehabilitation subsidiary. "This may not sound like much, but it certainly doesn't measure the contribution we may be making to the local communities and the entire field of slum rehabilitation. Who knows if we ever can?"

countered in converting old tenements into sound apartment houses, U.S. Gypsum met enormous public relations hurdles. Slum residents often want "too much, too soon," once they learn a big corporation is supervising the project, say U.S. Gypsum officials. A militant neighborhood group threatened to picket a U.S. Gypsum project in Chicago if Negro contractors weren't employed. And an East Harlem tough tried to intimidate the company into paying him $50 weekly protection to keep a rehabilitation building "free of fires."

So far the more unreasonable of these demands have been resisted by U.S. Gypsum officials. "We never stop talking with local residents, but we also know when to make our stand," says Mr. Obey. "If we didn't, we could never continue on these jobs without getting so intimidated that we could never complete our construction schedule." Three years ago, for example, he scared off the Harlem tough asking "protection" by threatening to go to the police.

Because doing business in the slums involves great social responsibilities, Mr. Obey often works as many as 60 hours a week. Birger Nilsen, a project superintendent for a local construction company who works for him, says he has become "a teacher, a father-confessor and a social worker" for the local residents.

Mr. Obey, for example, has had to show building residents how to defrost their new refrigerators. Many had ice boxes in their old apartments. "I've spent up to a half hour showing how to set the dial and where to put the water pan," Mr. Obey says. "Some have told me they're confused by the manufacturer's instructions but they've finally admitted they can't read."

One recent weekday the U.S. Gypsum official was stopped on the street by a resident worried about her friends who used to live in the apartment house before it was renovated. She told him a woman and her son now living in another old tenement have become ill and are "going to starve to death" unless someone brings them food. "I'll look into it, Mrs. Banks," Mr. Obey said. "That's Beatrice Banks and she's 76 and concerned about people," he adds, moving out of her hearing. "We'll have to get city welfare people working to help these people she's worried about."

As he surveys the construction work, Mr. Obey picks up a jagged-edged broken wine bottle from the sidewalk and deposits it into a nearby garbage can. "We find the tenants generally follow the example of the builder—at least for the first few months," he says.

Seeds of the Slum

A tour of a six-story building renovated by U.S. Gypsum in East Harlem reveals that entranceways and stairs have been kept clear of the litter and bags of garbage that is strewn in hallways of nearby dilapidated tenements. But inside some apartments, which have been occupied since only early March, the seeds of the slum are already evident. Rumpled clothing and candy wrappers are scattered on the floor, amid unmade beds and on window sills. One tenant, a 35-year-old Negro woman on welfare, has six children and says she and her husband are separated. A man, whom she describes as a "friend," sits in the living room watching TV.

Tenants say life is much more pleasant in their new surroundings. A 42-year-old mother of three says she "can now go shopping without worrying that the furniture will be ruined when I get back." In her old apartment in the same building, plaster fell from the ceiling and water pipes in the wall leaked into the living room. Two appliances would blow a fuse.

U.S. Gypsum bought the building, removed all interior walls, put in new retaining partitions to prop up sagging floors and installed new electrical wiring and plumbing. All new apartments were given bathrooms, and old bathtubs were removed from kitchens. Unsightly overhanging roofs that mar the building line of most old tenements here were replaced.

Unexpected construction faults, such as previous fire damage that had been con-

Philadelphia Bulletin 6/17/69

State Charged With Ignoring Minorities in War on Crime

By PETER H. BINZEN

Of The Bulletin Staff

Two national organizations charged today that Pennsylvania has failed adequately to involve minority groups in its federally-financed anticrime effort.

Urban America and the Urban Coalition also suggested that the Commonwealth was earmarking too much money for police improvements and too little for the courts, correctional institutions and other criminal-justice activities.

The findings came in a joint study of planning in 12 urban states under the Safe Streets Act of 1968. This law required states to plan reforms in their systems of criminal justice as the basis for federal grants-in-aid.

$12 Million Expected

Pennsylvania received $881,-650 in planning funds and $1,186,-711 for programs in the fiscal year ending two weeks from Friday. In the next fiscal year it expects to get $12 million.

The study accused the 12 states of restricting planning roles to a small number of professionals in law enforcement, courts and prisons and a few elected officials. Businessmen, community agency representatives and citizens living in high-crime areas were generally excluded, the two organizations charged.

They singled out for criticism Pennsylvania's 40-member advisory council on implementing the Safe Streets Act. They said the council was composed almost exclusively of "criminal justice personnel, law professors and elected officials."

Absentees Noted

"Conspicuous by their absence," the report said, "are representatives of the poor or minority groups, private businesses or organizaitons, and officials of agencies in such fields as welfare, health, or manpower whose concerns relate closely to crime."

The report quoted an unnamed Pennsylvania planning staff member as telling an interviewer:

"Criminal justice is an issue for the experts; the 'minority' question should not be brought into it."

J. Shane Creamer, the Pennsylvania Crime Commission's executive director, said he couldn't believe the statement was made by a member of his staff because it ran directly counter to the commission's thinking.

Soul-Searching Promised

"The system of criminal justice has been left too long to the so-called experts," he said. "We are committed to the broadest possible representation."

Creamer said he believed the poor were adequately represented in planning Pennsylvania's crime control and criminal justice reforms but added:

"This is a very serious allegation and we'll do some soul-searching. We want to look into this very carefully."

Advisory council members are appointed by the governor. There is no chairman but Attorney General William Sennett has been presiding at meetings. Among the members is Philadelphia Police Commissioner Frank L. Rizzo.

Creamer said three legal representatives of the poor now are sitting on the advisory council while a dozen others are members of the state's eight regional councils.

The joint study charged that the "heavy representation" of law enforcement officers on the advisory council might explain Pennsylvania's allocation of crime-control funds. It said the state was spending $1 million on police of a total federal-state allocation of $1,949,000.

Creamer took issue with this finding. He said only $500,000 had been "tentatively programmed" for police.

Some Cities Cut

The report also charged that cities in all states surveyed were being cut out of planning anticrime programs because of the failure of regional advisory councils to start functioning.

Creamer said that six of Pennsylvania's eight councils are now functioning and the other two will be in business in 10 days or two weeks.

One of the active councils is Philadelphia's. It is headed by Common Pleas Court Judge Frank J. Montemuro. Among its 21 members are half a dozen minority-group representatives.

Phoenix Republic 5/25/69

In Washington

Ghetto Gangs Go 'Conservative'

By RALPH de TOLEDANO

In the semantics of our times, the word "conservative" has had many meanings — some good, some bad. But now it has picked up a new one which should baffle those who think of it in terms of hard-hearted Simon Legrees out to grind down the poor.

DeTOLEDANO

In the ghettos, "conservative" now applies to those gangs and depredators who have changed their ways and now work to improve themselves and their environment. In Chicago, for example, a gang known as the Vice Lords has changed its name to the Conservative Vice Lords, Inc.

This is how the leader tells the story:

"As a gang," he says, "we ruled the streets of Lawndale. Cars were stocked with shotguns, we were mauled in street battles, and many of us were arrested and sent to jail. But now that's over . . . We began to become a conservative club one evening when we were sitting around — some drinking wine, some pitching pennies, and others were getting their heads together in secret. About eight leaders from different sets were together at one of our hangouts. We were talking about close calls with death and how the chances of being cut up for life were pushing in.

• • •

"WE WERE INTERRUPTED by one of the younger guys who told us he wanted to take about 50 guys later that night to make a fall. Why? They wanted to take up where we left off, to hurt anyone or everyone who walked the streets that night.

"We sat up all night. We told them how we saw people die, people begging not to be hit with a baseball bat any more, how guys got cut up. They said, 'Well, we got to have something to do. We can't get jobs, we're too old to go back to school, we're too big to play games. What else is there to do?

"We told them we didn't want them to hurt anyone and we would try to find something for them to do. Most of them wanted jobs. Others didn't care what they got — they were just tired of the same old routine."

When the Vice Lords went conservative, they didn't change their structure. The first runner became president, the war chief became program director, and the war lord took charge of public relations. They take on direct-service programs and try to support them through profit - making ventures. They usually need outside financial help at the beginning, but they try to make everything self-supporting.

• • •

IN PHILADELPHIA, an 11,000-member group which now calls itself the Young Great Society bought five old school buses, running excursions and contracting with the board of education and the University of Pennsylvania to transport students.

YGS also operates a halfway house for kids from problem homes, a day-care center for working mothers, and an alcoholic and narcotics center in conjunction with two hospitals. It set up Mantua Enterprises, Ins., named after the gang's West Philadelphia turf, which manufactures pillows, blankets, window cases, and electrical parts.

The Real Great Society in New York established a "University of the Streets" and in the first year registered 1,600 students in classes ranging from English and mathematics to art and the theory of jazz. The Way in Minneapolis operates the Chain Gang Laboratory School for 75 problem children.

Behind this conservative program is an organization called Urban America, Inc., and one of its most energetic participants is Lelan Sillin Jr., president of Northwest Utilities. Through its national co-ordinating office, Youth Organizations United, it has helped organize one-time criminal gangs into socially useful groups helping to bring work and hope to the ghettos.

Urban America and YOU know that It's "a long chain from a gun to a briefcase." It knows, too, that it can succeed only if those who argue that the rehabilitation of the ghetto must be the job of an aroused citizenry rather than a federal program to put their money where their mouths are. This means money and active support. If you agree, the address is 1717 Massachusetts Avenue, N.W., Washington, D.C. 20036. The hint couldn't be broader.

THE NEW YORK TIMES, SUNDAY, MAY 11, 1969

'Urban America' Aiding Five Nonprofit Groups

Urban America, Inc., which is dedicated to improving the social and physical environment of cities, has made seed-money loans totaling $154,500 to five nonprofit community organizations to help them develop housing for poor and moderate-income families. They were the first loans approved under a $500,000 revolving loan fund established through a Ford Foundation grant to Urban America.

The single largest loan of $50,000 went to the Committee for North Harvard, Inc., an interfaith community organization in Cambridge, Mass., representing two Roman Catholic parishes, two Methodist congregations and a Jewish congregation. The committee plans to construct 200 dwelling units in eight garden-apartment structures with space for a health clinic, a nursery school and shopping facilities.

The Concord Baptist Church in the South End section of Boston received $35,000 to aid in development of three highrise towers with some 300 family units for the elderly. Three loans totaling $44,500 were granted to the Freedom Development Corporation in Chicago, which proposes to buy three old buildings with 96 units and rehabilitate them.

A $5,000 loan to the Roman Catholic diocese of Austin, Tex., will permit it to retain an option on land where it proposes to build 170 housing units. An earlier emergency loan of $20,000 to the El Segundo Development Corporation in the Watts section of Los Angeles will permit it to acquire 900 single-family homes that would have been demolished for a new runway approach zone for jet aircraft. The houses will be removed to another site and rehabilitated.

THE NEW YORK TIMES, SATURDAY, JUNE 14, 1969

Plan for New Cities

If all the people in Britain and France were suddenly to move to the United States, the people of this country would be staggered by the size and complexity of the problems involved in finding houses and jobs for such an influx. The same number of people—approximately 100 million—is going to take up residence in this country over the next thirty years if the birth rate continues at present levels. Yet very little is being done to prepare for this vast expansion, and the public is largely unconcerned.

The report of a committee of Congressmen and Federal and local officials, sponsored by Urban America, has brought the consequences of the American population explosion into focus. It proposes a plan to build a hundred new small cities of about 100,000 persons each and then new metropolitan cities of about a million persons each. Much wider practice of birth control would curtail the need for such communities, but the committee's assignment was to deal with the reality of existing population trends.

Drawing upon the experience of the "new towns" in Western Europe as well as the few in the United States, the committee proposes a Federal-state program of grants and loans to local development corporations which would assemble land, construct the houses, utilities and community buildings, and attract businesses and industrial plants. The ideal is to achieve balanced communities in which people would work as well as live and where future growth would be planned.

New cities are urgently needed, and the legislative proposals set forth in the report appear to be workable ideas for getting on with an enormous job.

There are two imponderables which only more American experience with planned communities can clarify. The first is the effect of the automobile which enables individuals to live long distances from where they work. No people is so addicted to automobiles or so accustomed to relying upon them as is the American people. The effect of the automobile may be to turn new cities into bedroom suburbs rather than balanced economic communities.

A second imponderable is race. No European country has had much experience in developing new towns which are also racially integrated. Integration in a new city ought to be easier than in an old city with sharply defined community patterns, but experience in the southwest section of Washington, D.C., and in other urban renewal areas is not wholly reassuring on this point.

Despite these imponderables, the sheer pressure of population makes the planning of new cities imperative. The report underscores the need of this urban nation for a national urban policy on land use and development. The patchwork of local decisions and private initiative has failed to cope with today's urban sprawl. It cannot hope to manage tomorrow's urban explosion.

Newsweek, June 16, 1969

THE CITIES

New Styles for Streets

Unless one is seeking them out, U.S. city-street fixtures tend to slide across the eyeball like garbage on a polluted stream. Ignoring them is a defense mechanism, of course, because today's streetlights, trash baskets, mailboxes, telephone booths, directional signs and all the other effluvia of the urban streetscape are simply not fit to be seen. Designed for function alone, painted a municipal drab, they constitute one more ugly, mind-deadening element in what one critic calls "the urban ashtray."

Yet to a small but determined band of environmental designers, such fixtures carry the lofty designation of "street furniture." What's more, these designers subscribe to the novel notion that street furniture should be fashioned with the same concern for esthetics that helps shape furniture produced for the home. They rarely shout about it; they realize full well that such considerations reside on the back burner of urban priorities. But sooner or later, they contend, street furniture will have to be removed from the lengthening list of visual pollutions.

Total Effect: At least a few cities appear to be trying. One example is San Francisco, where a $24.5 million project to renovate 2 miles of downtown Market Street includes a remarkably integrated plan for street fixtures. The designs of everything from telephone booths (plain glass rectangles topped by plexiglass domes) to traffic signals (railroad-style semaphores with lights suspended from one arm of a pole, street-name signs suspended from the other) have all been marshaled toward a total effect. "We consider it micro-architecture," says the street furniture's designer, William Blackwell. "We're trying for a design that will still be pleasing twenty years from now."

In Washington, an equally coordinated effect has been achieved within a grandiose renewal project called "L'Enfant Plaza." Visitors to the plaza mall, which sprawls over six square blocks of former waterfront slum, are instantly struck by such innovative street hardware as twin streetlight poles, supporting both directional signs and litter receptacles, and tasteful revolving kiosks that quietly advertise the plaza's stores and services one level lower. Ironically, the stores have not been luring their expected business, and disgruntled merchants are pinning the blame partly on the low-keyed kiosks. That raises a depressing question: has the American psyche been so desensitized by the perpetual assault of ugly, chaotic information that it is incapable of noticing signs that are organized and handsome?

Hang-up: A more immediate stumbling block lies at the governmental level. This time the major hang-up is not money. "Good design doesn't cost any more," claims Chicago architect John Cordwell. "With all the stamping processes we have in this country, there's no excuse for a bad wastebasket." What's choking off most of the motivation toward reform is the boggling number of official agencies that have a say in the subject.

Washington's street fixtures, for example, require sponsorship, installation or maintenance from no fewer than 25 departments. While complicated items like power lines understandably call for such multimanagement, it is hard to imagine why four separate agencies must oversee public benches. Even trash bins have two masters—the sanitation department for sidewalk baskets and the park service for trash cans in the park.

Yet Washington is at least starting to grope for a coordinated approach. The Department of Transportation commissioned Urban America, a private Washington-based organization, to come up with a sort of national blueprint for coordinating street furniture. As reported in a study completed this week, the aim is to encourage the creation of an intercity advisory team that will develop unified design specifications, then pass them along to industry.

In the meantime, a handful of communities are going their own way with some imaginative, if modest, experiments. In San Antonio, bunches of purple flowers geyser from the tops of some litter baskets; beneath the flowers lie drawers for the placement of trash. Los Angeles has installed clusters of clear globular lights—mounted hatrack-style on aluminum poles—in a new office and shopping complex. A sidewalk in Washington carries a series of trim, metal-thatched trash containers anchored to matching grates. At Boston's Park Square, tourists can get tips about the city from a phalanx of balloon-topped, mixed-media kiosks. Maps point out directions while slides and sound movies illustrate upcoming events.

Somewhat similar information kiosks now stand outside New York's Bryant and Central parks, while the city's news vendors are now able to acquire well-styled, aluminum-and-glass newsstands to replace their shabby wooden ones. Manhattanites, however, may no longer enjoy the blessing of garbage trucks that blend quietly into the streetscape. Redesigned and painted an innocuous white two years ago, the trucks apparently blend in so well that motorists have been plowing into them during snowstorms. As a result, the Sanitation Department is considering repainting them a loud orange.

Perhaps, among other things, the movement needs a national champion. Lady Bird Johnson's beautification program, for example, not only endowed Washington with fresh flowerbeds but inspired the postal department to paint its mailboxes a cheery red, white and blue. With Lady Bird gone and the budget for beautification drastically slashed, the solution seems obvious. "Mrs. Nixon needs her own thing," suggests a city official. "Why couldn't she crusade for better street furniture?"

Tupelo (Miss.) Journal 4/16/69

Nation Said Still Not Moving Toward Better Houses For Poor

WASHINGTON (UPI)—The said truth is that after a year of government and private studies and ungings, the nation still is not moving much faster toward better housing for the poor.

Sadder still is the conclusion that not much progress can be made until the nation in general changes its negative attitude to the poor—and especially the poor of minority groups.

These points were driven home recently by yet another committee formed to study the studies and pass on the recommendations of the committees which previously have scrutinized the problems of our cities.

And this report, by the combined staffs of Urban America Inc. and the Urban Coalition, the two private research centers here on city problems, was especially critical of the progress—or lack—in housing.

The report minches no words about the nation's housing plight. It notes that both the Kaiser Commission and the Douglas Commission on urban housing problems "have told the nation all it needs to know—perhaps more than it wants to know—about housing problems and programs."

Poor Condition

It also noted that out of the nation's 66 million housing units, 2.7 million are rundown, 4 million are without indoor plumbing and 6 million are overcrowded.

The report was bitter about congressional leaders who approved rent support and homeownership programs and then refused to appropriate the money to get the programs started.

It also criticized congress for passing a fair housing law in 1968 and then giving enforcement agencies less than 20 per cent of the funds needed to make the law a meaningful one.

"As long as such obstacles stand, it will be impossible to achieve the (Douglas) commission's goal of opening broad new housing choices outside of the ghettos to the minorities and the poor," the study stated.

"And as long as this remains impossible, it will be unlikely that the 1968 Housing Act's production goals for subsidized housing will be achieved, even with an increase in public and private investment."

Gen. Schriever to Key Role Of Business in Slum Erasure

(M 9S)

By ROBERT B. SEMPLE JR.

(Copyright 1968 by The New York Times)

WASHINGTON—The secretary of housing and urban development, Robert C. Weaver, will shortly appoint one of the nation's most respected military figures — Gen. Bernard A. Schriever—as a special consultant for "business participation." The appointment will be another step in the effort to enlist the support of private industry in the fight against slum housing.

Weaver is also expected to announce formally the establishment in his agency of an office of business participation, to be headed by Robert A. McAuliffe, a systems planning executive from the International Business Machines Corp. McAuliffe's deputy will be Robert Lubinsky, presently director of the housing agency's neighborhood facilities program.

Schriever, highly regarded both in and outside the military profession, was responsible for developing the nation's intercontinental ballistic system. As head of the Air Force Systems Command, he supervised not only the research but also the production phases of the missile program. He retired from the Air Force in 1966.

His appointment and the establishment of the office, which are expected this week, are tied closely to President Johnson's recent message on the cities.

The message called for the construction of six million housing units for low and moderate-income families over the next 10 years, and offered a major role in the project to private enterprise.

The message suggested that business would not only be asked to carry out the construction of these units—with appropriate government incentives—but would also be called upon to develop new technological means for reducing the cost of housing and speeding the construction process.

According to informed sources here, Schriever would have at least two major functions: To find out precisely what business could do to solve the urban crisis; and to develop ways in which the government, by tax and other incentives, could encourage business participation in the slum-rebuilding process.

Schriever's new role will not require his resignation as head of Schriever associates, a management consultant firm near Washington. Schriever has been organizing a consortium of systems-oriented business firms to help solve urban problems. The consortium would, in effect, "rent out" its services to individual cities in need of skilled planning assistance.

The Office of Business Participation will deal with many of the same questions that will concern Schriever.

Eugene Patterson

The Facts of The Matter

Dixie Hills, where the trouble started, is not a slum, though isolated. Most of its streets are paved. It has a neighboring park. Economic Opportunity Atlanta runs one of its most active antipoverty centers there to help meet needs.

But the Negro residents feel a fear—fear dating far back into the past, fear requiring remedial efforts far into the future—a fear of policemen (and because fear feeds on itself, the police fear them.) They have needed a pathway to shorten the distance to the neighboring park. They have felt the bind of low wages paid for unskilled jobs, and high prices charged at the grocery store.

* * *

But most important of all, perhaps, they have lived with joblessness.

A very large number need work.

Older men with or without skills, and younger people consigned to idleness, need decent jobs.

EOA has helped. A variety of federal and state programs has helped. Private enterprise has helped by creating an economic boom in Atlanta. Everything that could normally be expected as treatment for short-term symptoms is being administered, amid much grumbling from the comfortable.

But the abnormal illness persists. Men need work. There isn't enough work for the unskilled; there aren't enough openings offered in businesses or unions for the skilled.

* * *

Masses of Negroes are outside the economic boom, for obvious reasons. Prejudice against their color persists. Comfortable firms and unions ignore the discomfort of those shut out, and most often bestir themselves to do something affirmative about it only when the federal government prods them out of the torpor of their own security. They are products of inferior schooling, inflicted upon them by segregation; yet they hear whites who segregated them demanding to know why they aren't as "qualified" for jobs now as whites are, and then they see even such a modern county as Fulton twaddling about desegregated schooling for their children too, instead of driving with maximum effort to salvage a generation. And even if the Dixie Hills man got a job that paid enough to enable him to move his family to a nice house in the suburbs he knows—as the white suburban reader full well knows—that he would have mighty poor luck finding one for sale to him.

So round and round it goes, this three-spoked wheel with a flat—jobs, housing, education—while the comfortable try not to think about it, and the uncomfortable can think of nothing else.

Violence, hatred and riot can't help the situation; they hurt it by giving the comfortable an ersatz justification for their unconcern, which is SNCC's supreme folly. But the problems are not going to go away. They are intensifying, and reaching a point where some decisions are going to be required by this society. Repression can put down a riot, and should. But denial of the existence of cruel problems cannot be put away from Atlanta's conscience. Until schools, housing and jobs are opened fully to Negroes Atlanta will be a house divided against itself. Schooling, and housing which is related to it, can rescue the future. Only jobs can salvage the present. But first, a decision must be made by the comfortable.

Neighborhood Stabilization

Trade Chief Hunt Is

The question of who will be the new director of the State Department of Industry and Trade was still up in the air Wednesday—way up.

A board member said Wednesday the board is in a dilemma at this point because Gov. Lester Maddox continues to veto every prospect it comes up with.

Although the industry and trade board has the constitutional authority to name the director, there was an agreement with the governor — in an effort to maintain harmony after the recent controversies surrounding the department — that there would be a mutual agreement on the new director.

"We have had four or five outstanding people in mind and the governor won't agree on any of them," a board member said Wednesday.

He added that the job of find-

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Mr. Smith
Stan Rehabilitation Ratio

THE 'WORST' BLOCK IS NO LONGER THAT

First Rehabilitated Home Is Occupied in Harlem Area

By STEVEN V. ROBERTS

Cynthia Ashe, 1½ years old, wore a pretty pink dress and a look of utter bewilderment yesterday as her mother received the keys to a glistening new apartment on East 100th Street between First and Second Avenues. The apartment is in what was once called the "worst block" in the city.

The Ashes were the first family to move into one of five tenements that are being rehabilitated by a group of community organizations in the East Harlem neighborhood of Metro North.

The group, called the Metro North Housing Society, has also signed an agreement to purchase 12 more tenements in the neighborhood, now being renovated by the United States Gypsum Company.

The members of the society are Union Settlement, St. Lucy's Roman Catholic Church, the Church of the Resurrection, and the Kate Maremont Foundation. The 17 buildings will be financed by Federally insured, low-interest mortgages totaling almost $5-million.

The New and the Old

As 100th Street echoed with cheers, laughter and band music, life went on routinely around the corner, on 101st Street. Idle youths scuffed at the cracked sidewalk. Some snapped their fingers to the blare of Spanish music in a dingy storefront. The stench of rotting garbage in the basements of the grim tenements pervaded the glass-strewn street.

The residents of Metro North are making a determined effort to renew their neighborhood, but the scenes on the two streets indicated yesterday what a big job they have.

The community has drafted plans for redevelopment of the entire area from 99th to 104th Street between Second Avenue and the East River. Work has already begun on 275 units of public housing, and Federal grants for almost $1-million have been requested for a plaza and several small parks.

Local groups also plan to sponsor one of the first combined housing and public-school developments along the river between 100th and 102d Streets. And they are encouraging private landlords to refurbish their own stores and apartments on the major avenues.

Five years ago the decay and degradation of East 100th Street led journalists, in a series of newspaper articles and television shows, to call it the city's "worst block."

Through the community's efforts, the block is no longer the "worst." But unemployment and the other indexes of social and economic blight such as low average family income and narcotics addiction, remain high. A job-counseling service that opened last year on 100th Street is now closed, the victim of dwindling antipoverty funds.

While the housing society will own and manager the renovated tenements, the Ashes and other tenants—working through the Metro North Citizens Committee—will set the building policy on such matters as maintenance.

The committee has subcommittees concerned with everythings from parks to relocation. Recently it convinced the City Housing Authority to reduce the public-housing development from two 20-story towers to several lower buildings that would blend in better with the six-story tenemants in the area.

The 27 families who will live in 310 East 100th Street with the Ashes have been staying temporarily in other buildings on the block.

Rents have doubled in the building, which was almost completely rebuilt, but Federal rent subsidies will supplement the income of the poorer families. Officials estimate that it cost about $12,000 to renovate each apartment and to outfit it with a new bathroom and kitchen appliances.

Associated Press Cablephoto

PORTRAIT OF THE ARTIST AT WORK: Louis Lyons, 5, at his home in London. The Royal Academy of Arts revealed that one of the most discussed paintings in its current exhibition was done by him two years ago. A spokesman for the academy also said that Louis is the youngest artist ever to have painting on exhibition there.

Metropolitan Curator Honore

Theodore Rousseau Jr., cu
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cial Quits to Direct Brooklyn Rehabilitation Project

The New York Times

Franklin A. Thomas

Stuyvesant. He now lives at 25 Eastern Parkway, just a few blocks outside the predominately Negro area.

But the roots that Mr. Thomas, himself a Negro, still holds in the area are a part of what draws him back now.

"This area is home to me," he explains. "My mother and sister still live there and I'm only a block away. You dream of a chance to go back like this."

He was urged to take the job not only by city officials but also by Senators Robert F. Kennedy and Jacob K. Javits. But he also feels that it is important that the corporation wanted him too. "They came to me," he said. "They asked me to take the job."

The corporation the 32-year-old former Columbia College basketball star will head is one that was born in controversy.

About five months ago, Senator Kennedy and the Central Brooklyn Coordinating Council formed another group—the Renewal and Rehabilitation Corporation—to channel public and private funds into the community for a wide variety of housing, antipoverty and educational programs.

The corporation's board was heavily weighted with leaders of the coordinating council, a federation of more than 100 local religious, civic and fraternal groups. The board's chairman, Civil Court Judge Thomas R. Jones, soon began advocating the expansion of the board to include more young people, trade union leaders, representatives of civil rights groups and Puerto Ricans.

What ensued was a dispute that ended with Judge Jones walking out of the original group and forming the new corporation, which quickly won approval of political and business leaders.

But it left a split in the community that offers an immediate challenge for Mr. Thomas. "I hope to act as a cohesive force," he said. "The trick is to get started and we need unity to take a step."

A. Remaley Jr., appeared in Suffolk County District Court here for arraignment on a charge of first-degree murder in the slaying of Mrs. Christa arfero, 21. Judge Morton issman ordered that he be ined by psychiatrists of Islip State Hospital.

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Property-Insurance Bill Clears House Unit

Measure Would Let U.S. Write Policies

9/30/70

By a WALL STREET JOURNAL *Staff Reporter*

WASHINGTON—The House Banking Committee approved a bill that calls for the Federal Government to write property insurance in cases where private insurers charge rates judged to be too high.

A slightly milder version of the same measure passed the Senate last week.

The House committee's provision is contained in a wide-ranging but fairly noncontroversial housing bill that was cleared yeserday for floor action. Among other things, the bill extends various Federal Housing Administration programs and authorizes continued spending for urban renewal, public housing and Model Cities projects.

In a related action, the committee voted unanimously to investigate alleged abuses in the operation of some Federal housing programs. The committee staff has found evidence suggesting that some Federally subsidied and insured loans were being used to finance existing houses "which were little better than slums . . . and houses which had been given very high and completely unwarranted price markups" in a brief time.

Banking Committee Chairman Patman (D., Texas) complained yesterday that the Housing and Urban Development Department has reacted to the staff material "in a self-serving manner" and has dismissed the findings a "insignificant and unwarranted."

The Banking Committee measure would re quire the inclusion of crime and fire insuranc in companies' state insurance pools. It als would provide for direct Federal writing of a property insurance if excessive private or po rates oculdn't be justified by state regulator to the satisfaction of Federal authorities. Ex cessive rates are defined as those equal t 175% of the minimum for the insurance cate gory.

The Senate bill doesn't use the 175% guide line. Instead. it refers to "affordable rates. The HUD Secretary would have to decid whether rates in a state were higher than res dents could afford.

Also, the Senate bill provides for a one-yea delay before the Federal program takes effec The idea is to give state legislatures time t adopt a state program providing insurance a "affordable rates." A further difference is tha the Senate bill applies only to burglary an theft insurance.

If, as expected, the House passes the com mittee measure, House and Senate conferee will seek to work out a compromise version.

Among other issues presumably to be re solved by conferees is a provision in the Senat bill that would lower the minimum down-pay ment requirements of the FHA's basic home mortgage program. The House committee bi doesn't contain such a section.

Under the Senate provision, buyers of FHA insured homes would have to put down 2% the first $15,000 of appraised value (rather tha 3% under present law), 10% of the value be tween $15,000 and $30,000 (rather than betwee $15,000 and $25,000 as at present) and 20%

12:30
Noon Lunch - Rm 3

2:30 Jan 21 Discussion
- Rural Cooperative
Housing

~~evening - Dinner~~

- No. of Comm. can go together in one Cooperative housing project.
- e.g. in Minnesota - FHA
- has 6 s. started by Cooperative owned. → financing
- tech. asst. through Edu. of Cooperative Housing
- Upper Midwest Inst. of Cooperative Housing

Auth

Program handle by Fdn.
Wash. office

---

coordinate w/ local Potomac
Region on how to proceed
& what to do.

Pioneer of program on panel
Rogers Wilcox

Registration form -
$12.50 to daily of Fast.

14 Sponsors - Minn. Association
Cooperatives
Credit Unions (Lewis Bldg)
Church Groups. & Arch
Soc. & Coop League.

Lynwood Park League

So. Consumers // SNATCA

---

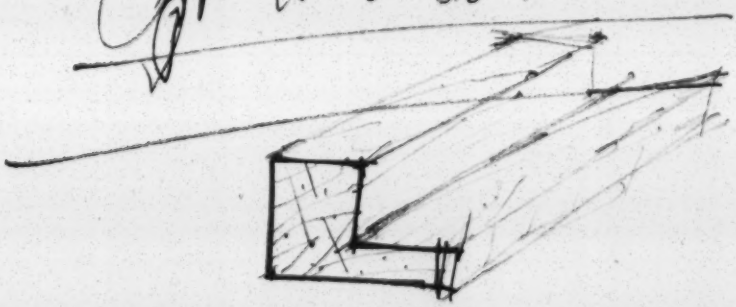
a

Arthur O Campbell

Arthur Campbell

617 Western Ave.

Gr. H. & Houston

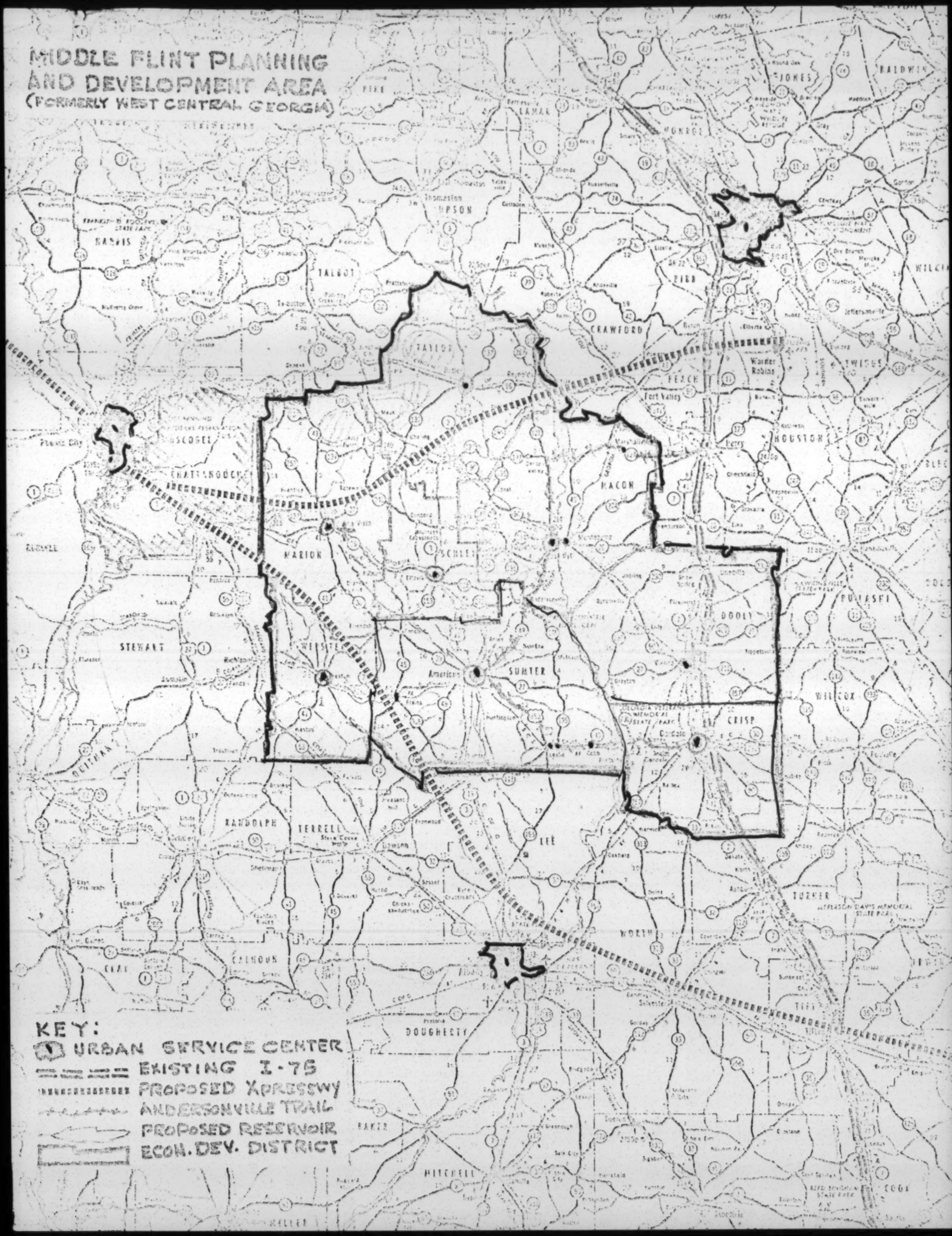


1 SECTION AA'

SIDE 2 of 3

DETAILS

MIDDLE FLINT PLANNING AND DEVELOPMENT AREA
(FORMERly WEST CENTRAL GEORGIA)



Miriam Wms / Paul Weirs

white oriented / black oriented proposal

funding source – 701B

Charles Sheik } (formosan) director Middle Flint
Paul Lowe }

8 co. & 22 cities / all cities less than 5,000 pop

6 counties Econ. Dev. District

EDA – may contribute 75% funds for creating jobs

(self) visual survey by local people [design plan can build on this]

area now 50% black

– urban-rural design image study

planning entities below Middle Flint

housing aggregation already in the mill

facilitators:
- H&PP
- Seed Money

1. Local personnel to coordinate design & planning
2. " " Knowledgable about Building
3. technical assistance
   a. site plans
   b. application for selected Fed. program
   c. coordination of development team (ARCHITECT & Engineer, Attorney, General Contractor, Mortgage Bank)
   e.

4. Master Plan & program for economic development

Note other models: New COMMUNITIES — Soul City
KOININIA — Greenevers
RESTON — Penn Center
Columbia — Panola

How?

1. Local Physical Planning COORDINATOR (Regional ARCH)
2. SEED MONEY → [RURAL NON-PROFIT Planning PROGRAM]
   ck: AIA — how such a group could serve SWAFCA; SEASHA
   NON PROFIT HOUSING CENTER
   REVOLVING FUND (private MONEY IN State → how administered → Eligibility of Potential applicant)

Metropolitan Housing Conf.

Jerry Cohen - 522-1600 Attorney handling tax exemption
Richard B. Falcon -

James Robinson - pres. - 875-0781

Leon Epstein - 873-3315

Sid Davis - A. Univ - 523-6431 -

Howard Oppenshaw - Co State 577-2400

Sid Davis → [UMTA urban mass transit authority]

I

1. Student project – long range planning

2. Rural Planning Project – to do ongoing Physical Planning
SRC absorbing
organized and indiv. group
techniques

3. Seed money & hire Professionals

II

Arrange part time Archt. & Plg. review
thru A.I.A. & A.I.P.

III. Use of Institutional Research Capability
(e.g. Planning for Rural Communities – a Case
study of Zebulon N. Carolina)

1. Tuskegee Inst
2. Univ. of Ala.
3. Auburn

NEW BURKE

Seed Money [FHA - 1968 Housing Act - Section 106
Non Profit Housing Center]

Development Team

1. Architect & Engineer
2. Attorney
3. Consultant or Planner
4. GENERAL CONTRACTOR
5. MORTGAGEE BANK (approved FHA LENDER)

- Fdn. Coorperative Housing

PROGRAM TITLE: MORTGAGE INS. - Development of SALES TYPE COOPERATIVE Project -

NEW BURKE - Don Blood - So. Rural Project
AL Wilson - Fdn. Coorperative Housing
KOINIKA
Charles Height -

JLY 2 66

Mutual Service Life Insurance Co.
Mutual Service Casualty Ins. Co.
Modern Service Ins. Co.

The Upper Midwest Institute on Cooperative Home Ownership — Thursday 3 DEC. 70
PROM Center St. Paul, Minn.

ENVIRONMENT IS ALSO A SMALL TOWN

THE SMALL TOWNS INSTITUTE was founded to do something about the decline of small town and rural life in America. Our first task is to bring together a membership who shares this concern and supports us in an all-out quest to find answers to the problems small communities are facing in an expanding urban society. STI is non-profit and tax deductible. Our efforts will focus on education, research, and on increasing the role of high schools and colleges in helping small towns to survive as healthy communities. We would appreciate your support and membership.

THE ENVIRONMENT of a small town produces far more creative people than does the environment of a large city. Small towns must be allowed to continue to provide youth with this unique educational experience, if even cities are to solve the problems of this decade.

Educators, businessmen, and those in political life must become increasingly concerned about today's threats to their communities. Youth are leaving in such great numbers that the future of both local government and small business is threatened.

Other problems for action include: housing and rural poverty, decline of the family farm, manpower and job development, quality of education, aging and retirement, medical and nursing facilities, environment and rural ecology, downtown revitalization, utilities, public services, and the improvement of local cultural institutions. All of these problems must be solved if small towns are to remain viable communities.

TODAY'S EXPANDING POPULATION requires that we solve these growing social and economic problems with increasing concern for the physical surroundings that have made most small towns ideal places to live. The small town environment must become a part of our educational program, and be an increasing factor in planning for growth and development of a community.

STI is concerned with developing new programs to solve these problems threatening small towns and rural America. Your membership or contribution will help to develop practical new programs for community revitalization, and will enable us to provide graduate fellowships to encourage students to focus their studies on the problems of small towns.

TRUSTEES: *Clayton C. Denman*, President and Co-Director; *Lawrence A. Danton*, Vice President; *Philip B. Kern*, Secretary-Treasurer; *Leland Kraft, Rodney D. Peterson, Thomas Pickerel, Margaret Carpenter Richardson.*

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THE IMPORTANCE OF RURAL DEVELOPMENT

HON. CATHERINE MAY

OF WASHINGTON

IN THE HOUSE OF REPRESENTATIVES

Monday, March 16, 1970

Mrs. MAY. Mr. Speaker, on February 9, our distinguished colleague, Mr. EVINS, who has done so much to emphasize the importance of rural development as an integral part of any effort to find solutions to both rural and urban problems, inserted an article by former Deputy Undersecretary of Agriculture James L. Sundquist.

Knowing it would interest him, I sent the article to Dr. Clayton C. Denman, the president and codirector of the Small Towns Institute in Ellensburg, Wash. He and his colleagues at the institute have been, and continue to be, deeply and constructively involved in developing programs directed toward the revitalization of small towns in America.

Dr. Denman has now responded—and because his thoughtful comments merit the consideration of all of us who are involved in the problems of rural, as well as urban, areas of our country, I am submitting Dr. Denman's letter and remarks at this point in the RECORD:

MARCH 6, 1970.

Hon. CATHERINE MAY,
2332 Rayburn Building,
Washington, D.C.

DEAR MRS. MAY: Thank you for bringing my attention to Mr. James Sundquist's article on small communities published in the *Washington Post* on February 8th.

I have two rather opposite feelings in reading this analysis: basically it is an excellent description of the real situations facing small town and rural America. While I would agree that we are not now well organized, I resent his implication that the business of revitalizing small towns must be managed by urban rather than small town institutions.

Mr. Sundquist is obviously not aware that small towns are concerned about the problems of which he speaks and that a Small Towns Institute already exists. But the failure of small towns and rural communities to actively pursue programs of revitalization lies in the fact that we are not able to exert the pressures on business and government that urban leaders have at their command. The Urban Institute of which Mr. Sundquist speaks, for example, is a federally chartered corporation, and the director alone receives an annual salary of $50,000. By contrast the Small Towns Institute was organized by small town people and our entire income in 1969 was less than $500. Perhaps Mr. Sundquist's insights are really predicting our failure rather than criticizing our initiative.

As Co-Director of the Small Towns Institute I have been seriously concerned with the influences that urban-oriented planners will have on rural communities and small towns. Last February 5 I was asked to speak at a public gathering in the town of Zillah, Washington, sponsored by the Zillah Lion's Club. The enclosed transcript of my remarks indicates much of the Institute's concern with encouraging small town leaders to plan the future of their own communities.

I would be very pleased if you could support our point of view with publication in the *Congressional Record;* or at least forwarding a copy to Mr. Sundquist.

Thank you for your continuing help to our program.

Sincerely yours,

CLAYTON C. DENMAN,
President and Co-Director.

SMALL TOWNS ARE THE FUTURE OF AMERICA

(By Clayton C. Denman)

Recent concern with environmental pollution has pointed up crucial reasons for considering small towns an important part of America's future. Those of us who live in rural communities or small cities are relatively free of the problems that come from crowding and overpopulation. We already enjoy life styles much like those which city planners and urban engineers hope to create in the future, perhaps in "new towns" now being proposed as a way of relieving urban population pressures. Small town residents whose communities are in a state of economic decline have a simple problem to alleviate compared to the urban dweller's task of finding solutions to crime, smog, and overpopulation.

Most of the 72 million people now living outside of urban complexes enjoy low crime rates, minimum air and water pollution and less social decay than the majority of Americans living in big cities. We all know that small towns do have serious problems of poverty and unemployment, but these conditions are largely a result of economic pressures and technological change and not the result of overpopulation and lack of rational planning for change. It took protests and even riots before the cities started planning; and then it was through the efforts of private organizations such as Urban America Inc., the National Alliance of Businessmen, and the Urban Coalition that the fight for remedial programs was undertaken as soon as it was.

To the urban planner of today, small towns seem to be existing in a state of apathy regarding their own problems, a view which has led some analysts to suggest that if small towns are to be revitalized, the leadership will have to come from the cities. If these people are right, it will not be because small town leaders are not capable of their own planning, but because they have not organized to make themselves heard in the policy-making centers of this country. In fact, as a group, small town leaders were active in pointing out and solving problems long before urban planners became aware that cities were headed for disaster. The main reason for this is that small towns have retained a sense of community—the essential social ingredient that enables men to work together. This is something that cities have lost, something that they try to re-create in "new towns"; it is also a reason that they are hungrily eyeing our small towns as places to direct their unwanted populations.

Most of us will welcome new members to our communities, especially if they are accompanied by small industries fleeing overcrowding and decay. But I also suggest that we retain control over the process of redevelopment; that we must have funds for retraining and housing, for expanded public and private utilities, for preventing a repetition of pollution that fouls the cities, and for the necessary expansion of educational facilities.

This means that small towns will have to organize, will have to support organizations such as the Small Towns Institute which have their origins and interests in small towns and their goals the economic revitalization and continuity of community functions in the towns they serve. Since its founding over a year ago, the Small Towns Institute has been concerned with developing a more modern economic base for small town life, new ideas for prosperity of the small businessman, the family farm, the retired and the elderly. We have also attempted to develop opportunities for youth in small towns—opportunities leading to the continuity and increased prosperity of institutions that make up the "sense of community."

We have been particularly concerned with developing a program that would encourage small town leaders to guide community affairs and to bring the economic benefits to local institutions. We have not played the role of "big brother" to the small town, opening up new resources for large industries and thereby destroying the right of the small entrepreneur to increased benefits from an expanding economy and population. We have thus forfeited financing and donations from large corporations and investors. It is for these and similar reasons that there are not many small town organizations compared to the proliferating and well-financed urban institutions; for most of these are begun by those already prosperous. But it is untrue that small towns and rural communities are not aware of their problems or are not capable of speaking out and of planning for future prosperity. The only thing lacking is a measure of aid in the form of increased communication among towns and a voice in decision-making processes.

PRESENT CONDITIONS

Many small towns suffer from conditions of economic and population decline—factors which contribute significantly to poverty and decay of housing and business properties, to poor educational and medical facilities, and to continued unemployment. I might point out, however, that these conditions are a result of economic and technological changes created in, and for, urban needs. Agricultural technology is a product of urban industry and city oriented marketing and pricing systems. High paying jobs—the "better opportunities" of educational advertising—are creations of urban demands for goods and services. These and similar conditions have all combined to stimulate out-migrations from small towns and farms, leaving behind people more dedicated to rural life styles than to visions of vast wealth. Some of us are, like myself, returnees to small towns, some are struggling small town businessmen, some are retired, and many are living in poverty conditions as a result of technological unemployment. All of us, however, have chosen to maintain small town life styles; to save these values we must now adapt them to modern conditions in our society. This should be our job, not that of those who have already failed in the cities.

I would agree that housing in many small towns is in need of replacement, and that incomes, educational facilities, medical services, and public utilities need improvement. But we should not allow city oriented planners to equate rural or small community life styles with poverty, nor to demean the average small town dweller for not having aspirations for a $450 a month "middle income" apartment.

Small towns are good places to live precisely because they lack the pressures of cities; because they offer a more personal and serene atmosphere; and, I repeat, have a sense of community and cooperation. All citizens benefit from closer association with the elderly, with young people, with farmers, businessmen, with teachers and with one another. These are some of the factors that have attracted the attention of city planners, as well as the more often expressed reason of open space.

In the past, government policy and attention was focused almost exclusively upon the cities. Urban conditions had resulted in riots,

rising crime rates, unemployment for minorities; school, housing, employment, and transportation crises; as well as an increasing breakdown of traditional family living and rebellion among youth. No one seemed to realize that a major cause of these urban problems was increasing population pressures on an urban system that was designed for much smaller numbers and for the life styles and technology of the past century.

Increasing urban population was not only a result of a rising birth rate after World War II, but of a massive out-migration of young people, farmers, and especially unskilled minorities from rural areas. Most of this migration was a direct result of change in technology, but a good proportion of it was in response to a false belief that a better life was to be attained in the cities. We now know that the city offered millions greater hardships than it did answers to dreams. It also left many small towns with decreasing populations; small businesses, schools and town governments with new problems; and a self-fulfilling prophecy that small town and rural America were on the decline.

MYTHS AND FACTS ABOUT THE SMALL TOWN

It wasn't too many years ago that small towns were looked upon as the backwaters of America, as places forever alien to the progressive and exciting life in the cities. Small towns have suffered from this mythological image fostered by negative thinking in such novels as Sinclair Lewis' *Main Street* and Edgar Lee Masters *Spoon River Anthology*, two early twentieth century literary works which presented small towns in a light of "conformity, stupidity, loneliness, and physical ugliness," in addition to ideas about an entrenched elite who ran the community from behind the scenes.

These beliefs were perpetuated by many professional community studies that did not go far enough to understand the diversity that exists in every community. Even Robert Lynd's classic study of *Middletown* in the 1920's and 1930's failed to point out that the economic conditions producing poverty and a confirming class structure had their roots, not in the small town community, but in the reflection of urban conditions on agriculture and small town industry. It was not until the publication of Aaron Wildavsky's book *Leadership in a Small Town* (1964) that even the objective social scientist began to understand the diversity of interest and process in small communities.

In the past ten years, however, these out-of-date myths have rapidly dissolved. Academic researchers are now aware of diversity in small communities, and the average American has come to look with favor upon life in our small towns. A recent study conducted for the National Rural Electric Cooperative Association showed that most Americans think positively toward people in rural communities: 81 per cent think small community dwellers are warm and friendly toward others, and only 7 per cent think city people are this way. Nearly 65 per cent think small town mechants are more honest, and only 6 per cent think city merchants are more honest. When asked about emotional differences, 83 per cent thought that city people were more tense and pressured in their daily lives, and only 5 per cent thought small town and rural residents were more tense and pressured. About 22 per cent of the people surveyed thought there were no differences between urban and rural community life.

In fact, this study indicated that 82 per cent of all Americans would prefer to live in rural communities if they could find suitable employment opportunities. Other studies show similar impressive results. A 1968 Gallup Poll indicated that only 18 per cent of Americans would choose to live in cities, while 56 per cent would prefer to settle in rural areas if the same economic opportunities were available to them as in the city. A study of University of Nebraska graduates in agriculture now working outside of that state showed that sixty per cent desire to return to Nebraska if suitable employment were available.

The prospective of these studies strongly indicates that small towns have been the victims of the urban myth and of an unchallenged faith that technological developments were a contribution to human progress to which men had to adapt their lives even if it meant a change from satisfying social environments to the chaos of the modern city. The desire to return to rural America indicates a shift in our values from a blind faith in technology to a realization that men must live together in a social context before technological progress can become meaningful. As further proof of the truth of this premise, we are on the threshold of a concern with environmental conditions that will eventually include the quality of living as an integral part of economic profits; and economists are increasingly feeding social costs into cost-benefit formulas.

Our communities will share in this new awakening to the values of quality in both our natural and social environments. We are finally realizing that small towns, even though they have serious problems, represent the basic life styles to which a majority of Americans aspire. Furthermore, most small towns and rural communities exist in more ecologically balanced environments than do cities. If we can come to better understand these conditions and improve upon them where they are headed in undesirable directions, we can proudly present our towns as models which cities have only begun to think about. A small town free from environmental threats and still maintaining its sense of social community will have a prime asset for attracting both population and industry that can no longer tolerate the deterioration of urban services, as well as declining physical and social environments. The people who left the small towns and farms of America in the last two decades are fast discovering that the economic and psychological pressure that led them to the city in a search for greater abundance are melting away before the realities of social and environmental crises.

THE SENSE OF COMMUNITY

We have already touched upon some of the important factors which make small towns good places to live today and to build upon for a more livable future.

One of these important features is what I have called the "sense of community," a critical need for human beings living together and sharing even minimum values, goals, and expectations of the good life. In recent years, planners and policy makers alike have discovered that most small towns have never lost this desirable feature, even though many of them have sharply declined in population and economic viability. Heavily funded federal urban programs have many times tried to re-create in cities the social values associated with community. Most of them have failed to reach this goal. In fact, many city programs such as urban renewal, freeways, and public housing, have probably destroyed more functional communities than they have aided. The result is social disorganization seen by all of us as higher crime rates, decreasing respect for schools and other public institutions, juvenile delinquency, drug abuse, and a host of other socially disruptive conditions. We now depend upon formal law enforcement agencies rather than community pressures to hold these disruptions in check.

Without the sense of community, there is no sense of social commitment to fellow citizens, no longer a relationship between people that can be channeled into making our social and physical environments better places in which to live. Small towns still have a sense of community—even if we are sometimes apathetic, we at least know who is active and who is not—and we can use this sense of community as a foundation upon which to build for a more prosperous future.

With an absence of social community in the cities, many human values are no longer transmitted by the group in which growing up takes place. Children tend to learn only the more artificial values of mass media, the schools, and of course the inexperience of their peers. What is missing is not so much abstract truth, but knowledge of how human groups live together; for no longer do the young, the mature, and the aged share common interests.

Thus in cities there is no longer a blend of the enthusiasm and energy of the young, the experience of their parents, the wisdom of grandparents, all focused into a goal of realizing an "American Dream." Urban life has dispersed this interlinking between these basic assets that all societies—whether primitive hunters or modern industrial—have shared.

It has been these attributes of community and the interlinking of the contributions of young and old that has built our country. Where these tend to break down, as we have seen them do in the cities, our society gives way to despair, lawlessness, splintered family life, and other forms of disorganization. Small towns have not been entirely immune from his process, and they are vulnerable during periods of decline as well as growth. Therefore it will take a measure of vigilance to avoid the loss of community values as towns begin a regrowth in the seventies. Most of us are already familiar with the loss of community solidarity when small towns decline. Signs of a dying community are numerous, and they affect everyone. The loss of economic and social institutions can be the initial cause of decline, eventually leading local residents to become dependent on services from other communities. Young people leave for opportunities elsewhere, small businesses fail to interest fresh management, industries stand still or close, maintenance of stores and houses ceases. Absence of young families means no prosperous schools, so necessary to attract new industry. Even those who choose to retire in such a place find retail facilities closing and community services faltering.

Although the loss of the sense of community in the city leads to crime, poverty, and disorder, it is not as critical for survival there as it is in a small town. A city's services are far more diverse than those of small towns, and citizens can always trade in another district. Public services are always available from a distant governmental source; but in the small town there is little appeal to outside agencies. The solution to the problem is to retain the sense of community, and to maintain the ability and motivation to work together for mutual benefit.

TRENDS FOR THE FUTURE

New federal domestic policies are being centered on the basic roots of current national social problems. The major social pressures on the cities are not generated wholly within them, but arise in the imbalance of rural to urban migration of the unskilled and of young people who in past decades would have become the future leaders, businessmen, professional people, and responsible citizens of their home communities.

Even though small towns may be in a process of economic decline, they still provide a basic foundation upon which to build a new and revitalized America of the 1970's. In a nation whose cities have been devastated first by social crises and now by lethal environmental pollution, the small rural community can offer a less encumbered environment where vast expenditures to correct the mistakes of the past will not be necessary.

Many new bills designed to encourage increased settlement of people and development of industry in non-urban places are

now before Congress. They range from the long overdue Rural Job Development Act, introduced by Senator James B. Pearson of Kansas, to the recent $800 million appropriation for the development of sewage treatment facilities.

All of these programs will help ease the transition that will take place when population growth increases in small towns. Before these influxes begin it will be our job, as leaders and planners, to see that change comes in an orderly fashion, preserving the social values of our communities at the same time that we gain economic prosperity. We must be vigilant in seeing that economic prosperity accrues to the people and institutions of our communities and does not arrive in pre-packaged bundles of new industries and new workers who hope to use our treasured environments for the benefit of only themselves and not the entire community.

When this population reversal occurs, towns must have outside funds to expand sewer and sanitary facilities, education and medical institutions, and highways and transportation without overburdening the retired and the small businessman who has been subsisting for years at the break-even level. Small town residents must learn how to retain the positive features of their life styles and also to adapt to the benefits of a progressing America.

We must now begin to prepare for this future development of our towns. Taking a lesson from the failures of the cities, we should start by planning far reaching local programs designed to assure growth patterns that will maintain or increase the health, aesthetic, social, and educational standards of our communities. Quiet towns with clean water and pure air, adequate sewage and garbage disposal, up-to-date utilities, and social concern for all citizens will draw new industry and new residents far faster than the town that is willing to submit its leadership and integrity to interests that are concerned only with profits and little with community responsibility. The "small town atmosphere," once seen as a sign of being left behind is, in this dawning era of environmental concern, a positive asset upon which to build a prosperous future.

The kinds of people who will be leaving the cities are looking to the small town to provide a more desirable environment than the one they now live in, and it will pay small town leaders to begin thinking about plans to preserve the environment they have enjoyed, to attract newcomers by those virtues, and to improve those desirable features for the future.

PLANS FOR ACTION

It is not enough to present facts, praise ideals, and warn of the consequences of inaction in the future if we are really to solve the social, economic, and environmental problems now facing us. We can no longer confront the future merely with plans for studies and research. Social scientists, economists, and small towns themselves have conducted numerous studies and surveys which now lie unused and often unknown to those who are ready for action.

Research in a valuable tool, but it should always be linked to a remedial program if it is to accomplish practical results. This failure to make use of expensive studies is one of the reasons that the Small Towns Institute was organized. We decided that it was now time to make problem-oriented research useful and to reclaim some of the value of past studies by using them to develop practical formulas to alleviate small town problems. What are some of these programs and where do we start?

One of the first places to start a practical revitalization program is with people. "Manpower development" is the technical phrase—but it all boils down to planning a program which will focus upon the present and potential human resources of the community. Manpower is basic because it is one of the essential ingredients in industrial development. People build up the institutions of a town, they sustain small business; and most important, people are the crucial factor in that all important "sense of community" that I previously indicated was an essential virtue of the small town.

Each community needs to look seriously at its efforts to induce young people to become involved in local businesses or to learn skills that are marketable within the community. In many of the towns studied by the Small Towns Institute, we found an overwhelming number of high school seniors who expressed a strong desire to settle in their home communities (or to return there after college or military service), but who have *not* been encouraged to obtain training in skills that are locally marketable. Young people are not encouraged to take over businesses whose owners plan retirement and closure. Thus these towns are losing valuable assets—fewer small businesses and a continued out-migration of young people who really would prefer to stay.

Communities also fail to keep track of the skills of those who move away but who would like to return. A program designed to list manpower resources ready to return to a small town would be a crucial factor in persuading an industry to leave the crowded, polluted, violent environment of the city and rebuild in the smaller community.

Meanwhile, the town that retains its small businesses, improves its schools, updates its medical, nursing and hospital facilities, and provides jobs for youth who want to stay, is a community well on the way to revitalization. These improvements require some major effort to bring young people into management levels of business, to introduce locally marketable vocational training into the schools, and to encourage new payrolls based on an extensive listing of skills available from outside the community.

To make these new programs work, there will have to be some changes in small town economic attitudes, for we have encouraged our youth to leave by pointing out that the more lucrative economic opportunities are in the cities, yet we often fear having to pay comparable wages in the small town. We too often expect a new employee to have a college education, yet seldom credit him with any more experience than we allowed an eighth grade graduate fifty years ago. With simple changes like these, we can retain many of the old values that we are concerned about losing. In such cases we must make decisions that lead to survival of the community.

Another place to start is with *environment*, which all of you know is an issue topping the priority lists of most political leaders. I predict that it will soon be of crucial importance to most businesses, and that the relatively unexploited environments of small towns will become assets sought by industries looking for places to expand or to escape from intolerable urban conditions. The town in the best bargaining position will be the one which provides a more desirable environment into which industry can move, not one which allows an industry to merely escape public pressures to clean up the results of years of irresponsibility. The town that makes of itself a haven for deserters from responsibility will soon find that its short term prosperity has shorn it of a future with continued growth based upon solid ecological principles.

The way to attract responsible industry is to have ready the technological tools to supplement the industry's needs. Public funds are becoming increasingly available for these purposes and a community need only have ready a comprehensive plan for ecological balance to favorably impress granting agencies.

Ecology is much more than merely air, water, trees, and waste products. Human resources are a part of the environment also. Adequate sewage and waste disposal, water supplies, and clean air are vitally important to supply industrial requirements; but people planning to move to your town will be concerned about medical facilities, care of the aged, excellent schools, and many other private and public services. An industry will be reluctant to move if its key people will not move, and you will have to sell your town to them as well as to management.

There are of course ways to revitalize a town without attracting basic industries. The most promising of these is the *special image town*, ultimately based upon an influx of visitors. Not every town can develop its own special image, just as not every town will be able to attract industry. But there have been some notable successes where towns have concentrated on converting themselves into European-styled ski resorts such as the town of Leavenworth, Washington, or Long Grove, Illinois, which has met success as an antique center, offering unique restaurants and afternoon relaxation. Visiting small towns could easily become a new form of excursion for tourists, once they discover that small communities provide contrast with the frustrating experiences of urban living.

Farming is not yet a lost cause, even though corporate farms have purchased vast acreages and forced the development of incredibly expensive machinery which stimulates the exodus of farm workers and owners. The farm problem is much too complex to analyze extensively in these brief remarks, but after considering the analysis of such ecologists as Stanford's Paul Ehrlich and John Holdren, it is apparent that family farms will continue to be the more efficient level of land utilization, and may well rise again in number if our population increase is not sufficiently checked in the coming decades.

I will conclude with a note of optimism on the future of small towns in America. We are beginning to move forward out of the patterns of decline so typical of the past two decades. Future prosperity will not come as a gift on the winds of inevitability, but will arise out of sincere efforts directed toward expanding our assets and avoiding the mistakes so vividly pointed up in the urban experiment. Small town leaders must now take the initiative, exchange ideas through their own national organizations, and look to the future.

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Small Town

Volume 1, Number 6, January, 1971

ENVIRONMENTAL CONCERNS AND CONFLICTS IN THE COUNTRYSIDE

In our rush to halt the devastating effects of environmental pollution we have often overlooked the fact that many of our smaller businesses suffer far more than the big polluters whose discharges first drew our attention and incited public wrath. The large foundry which produces a steady stream of pollution up its stack can well afford to install an electrostatic precipitator. But what about the town blacksmith who bellows a puff of smoke once a week? Both come under the same strict anti-pollution laws unless we create a special awareness of the problem and design our laws to fit a variety of situations.

In one rural community, farmers used to burn weeds from roadside ditches. Local laws banned burning, so the county road crews now spray the weeds with toxic herbicides, leaving the roadside a dry deathly brown during the hot summers. Many of these roadsides catch fire from careless smokers and burn anyway -- at the most dangerous season for fires when crops are ripening and most vulnerable.

Small towns have always been economical places to live, and have thus been desirable places for retirement, for establishing a small business or for everyday living while commuting to a job in a nearby city. Today there is a desire to jump on the bandwagon and bring in experts to design new sewers, water systems, streets, gas and electric utilities, and a variety of other public services. Up go the costs of living for many of those older people on fixed incomes who make little use of modern life styles. It's surprising how little understanding planners sometimes have for "Yesterday's People" as author Jack Weller so compassionately terms many of the poor and the elderly of Appalachia. One of the priceless experiences of living in a small town is having an elderly person for a neighbor; yet too often the demands of our modern technology confine older Americans to special segregated housing developments, or in some states to special towns where children and

even middle-aged people are not allowed to live. Yet there are no programs for providing good care for the elderly in their own choice of life style; there are no programs which would make life easier if an older person chose to live with a technology of an older era -- one he is familiar with. What are the needs? Funds should be available to provide home delivery of foods, for transportation to stores and to recreation, for repairs to an old but familiar house (perhaps only temporary repairs, to last the projected lifetime of the occupant). Younger people could be paid to provide services such as cleaning house, chopping and stacking wood, yard maintenance, shoveling snow, repairing fences, and doing many kinds of tasks.

What do the elderly have to do with the environment? They are part of the human environment, of the total ecology in which people have a role as well as trees and birds and mammals. And it is that sense of community, still the most important social asset of the small town, which we must begin to preserve and develop fully as much as the more tangible parts of the environment.

SMALL TOWNS AND THE NATIONAL LAND USE POLICY ACT

On December 14, 1970, the Committee on Interior and Insular Affairs of the Senate issued a report which may result in an amendment to the Water Resources Planning Act. Title III of this amendment, "A National Land Use Policy and Program of Assistance to the States" will especially concern small towns because it provides funds to states in planning the directions of change in the countryside. The new act would create a federal policy to "favorably influence patterns of population distribution in a manner such that a wide range of scenic, environmental, and cultural amenities are available to the American people"; and to "contribute to the revitalization of existing rural communities and encourage, where appropriate, new communities."

Federal guidelines will require states to identify those areas "which are best suited for agricultural, mineral, industrial and commercial development; where transportation and utility facilities are or it appears should, in the future, be located; which furnish the amenities and the basic essentials to the development of new towns and the revitalization of existing communities." Small towns should be prepared to influence these policy decisions.

FAMILY PRACTICE OF MEDICINE ACT VETOED BY PRESIDENT NIXON

A federal bill which would have authorized an appropriation of $225 million over the next three years to train more family doctors and general practitioners was vetoed by President Nixon on December 26th.

The bill would have created separate departments of family medicine in medical schools to train doctors for general practice. Known as Senate Bill 3418, the measure was overwhelmingly passed by both houses (Senate, 64 to 1; House of Representatives, 346 to 2).

Today's shortage of doctors, especially in small towns and rural communities, is growing. It is estimated that 50,000 doctors are needed to care just for existing needs. The seriousness of the shortage becomes even more vivid whem we realize that in 1931 we had 1 family doctor for every 1000 persons while today, 1971, we have 1 doctor for every 3000. Today, only one doctor in five is a general practitioner; in 1931 the ratio was 3 family doctors out of every 4.

These grim statistics take on even more critical significance in towns too small to support doctors who have specialized in their medical training.

NATIONAL AREA DEVELOPMENT INSTITUTE

Recently we received a letter from Mr. Richard Preston, executive vice-president of the American Industrial Development Council, Inc., telling us of the formation of a National Area Development Institute. Based at Lexington, Kentucky, the new Institute has been funded for a two-year period by the Ford Foundation. Its Executive Director is Mr. Richard Hausler.

The new organization is designed to promote a regional development concept in non-metropolitan America. Its goal is a redistribution of population and systematic development of communities "where clean air, clear water, and unclogged highways are combined with a range of public facilities, social services and economic opportunities which people desiring to live in these areas want and deserve."

Mr. Preston, an STI member, was recently appointed to the Council of the NADI.

RESPONSE FROM MEMBERS

Mr. Willard J. Vondrashek, Executive Director of the Medford Area Development Foundation, Inc. (Medford, Wisconsin) enthusiastically responded to our request for comments on the item entitled "Impact of Urbanization on Man's Environment" (Small Town, No. 4).

Local organizations like the MADF can have an important impact on the future of the countryside, especially in convincing industry that quality of life is an important asset which must be preserved and

improved for future generations. In excerpts from his newspaper column, Mr. Vondrashek says, "In our correspondence with industrial leaders who are located in large metropolitan areas we define the 'Quality of Life' as the peace and quiet of rural living, the basic honesty of people from an agricultural area, the low incidence of crime, the clean air and water, and the more personal attention and treatment given to the hospital patient and school student. Very important is the quality of work and dedication to doing a good job...."

"Very important also is the closeness to work, church, school and recreation facilities that a rural area offers its citizens."

Many responsible industries are concerned with relocating in a healthful, attractive environment, and small towns can use their environmental assets to attract companies away from cities and industrial suburbs. Strictly enforced environmental ordinances are one way of writing a guarantee to industry that the area in which they invest will not be despoiled in the future. And it takes strong local concern such as that shown by Mr. Vondrashek and the Medford Area Development Foundation to stress the assets of beautiful land and the sense of community still existing in our smaller places.

ABOLITION OF RAILROAD PASSENGER SERVICE TO SMALL TOWNS

The new National Railway Corporation (Railpax) which will attempt to take over most railway passenger service by May 1, 1971, has been designed by the Department of Transportation to serve passenger needs only between large cities. If the program is established as currently planned, even cities of 50,000 would be bypassed by railway passenger service. This would be an unfortunate blow to small towns whose passenger service would be eliminated if this program is enacted. Many small railroad communities have already suffered severely from curtailment of rail passenger service. Unless small communities express themselves immediately and vocally, there is danger of further service reduction.

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WENATCHEE BINDERY & PRINTING CO.

Small Town

Volume 1, Number 7, February, 1971

SMALL TOWNS AS DISPERSED CITIES

Caught in the web of modern economic pressures, small towns have devised many ways to fight for survival. They have sought to replace agricultural or mining payrolls with those of industry, have encouraged tourists and new residents from nearby cities, or have depended on colleges and government installations. But many more towns have failed to stem the economic decline that begins the ugly cycle of physical and social decay.

Recent research by Professor John Fraser Hart of the University of Minnesota has suggested that several small towns may form a kind of "dispersed city" where a few very successful business enterprises in each town serve the residents of all the towns in the system. In the mid-western towns studied by Dr. Hart and his colleagues, it was found that significant population losses occurred in only 25% of small towns, even though these same towns had experienced serious economic decline. A subsequent study of sales tax records showed that "nearly every village has a few individual businesses that are doing remarkably well."

Although local residents had not recognized the fact, these towns were surviving (even expanding) economically because a few very successful businesses were drawing shoppers from other nearby towns. What is needed is some way to organize these dispersed communities under a single political voice. Such towns, once they recognize their interdependence, should learn to work together rather than vying with one another to see who can attract the largest payrolls. Perhaps some diversity is in order here, with factories in one town, hospitals and schools in another, and retail stores in a third. At least we know that some towns are already successfully functioning as "dispersed cities" without help. State planning agencies and local governments need to recognize these new conditions and assist in improving them.

Small towns worried about economic decline should begin by studying their most prosperous local enterprises to determine the total area from which they draw customers. Similar surveys could ask local citizens where they go to shop. It should then be possible to cooperate with other nearby towns in developing a prosperous countryside city -- a regional community where the benefits of small towns and rural life might be

enjoyed by many more people. Existing towns would form the core areas of such "cities," thus eliminating the need for vast government expenditures for new towns. - CCD

FEDERAL AID FOR REBUILDING ROADS TO SMALL TOWNS

In a letter to STI, Charles Sonneborn, former director of the Office of Small Town Services, points out that Senate Bill 4418 (the Federal Aid Highway Act of 1970) contains language directly resulting from the Pearson Bill reported in Small Town (No. 5, December, 1970).

Section 10(h) on Project Priorities reads, "In appropriating programs for projects on the Federal-aid secondary system, the Secretary shall give priority to projects which will encourage the location of business and industry in sparsely populated areas, and provide rural citizens with improved highways to such public and private services as health care, recreation, employment, education, and cultural activities, or otherwise encourage the social and economic development of rural communities."

If these priorities are retained in the final bill, they will be an important influence on the location of industry and on future population movements.

SMALL TOWNS TO BE SHORT-CHANGED BY HOUSING AND URBAN DEVELOPMENT ACT

The Conference report on the new Housing and Urban Development Act proposes a bill to provide "for the establishment of a national urban growth policy, to encourage and support the proper growth and development of our States, metropolitan areas, cities, counties, and towns with emphasis on new community and inner city development."

While Title VII (Urban Growth and New Community Development) mentions small towns and existing communities in several sections, the stressed purpose of the act is to provide financial assistance to large commercial developers to construct new towns or to build "major additions to existing communities."

Of course it is difficult to know how such programs are going to look after administrative procedures are added to the basic law. But it is probable that new towns and additions to old towns will not be adequate solutions to the more basic problems of revitalizing the countryside and of building viable communities on existing assets. The writers of the Conference report give the impression that they see all towns as much alike with similar problems. Yet the most impressive revelations of recent research are that small towns have many unique problems rooted in their social and economic diversity. Some towns badly need more adequate medical facilities, or housing for the elderly (near stores and other facilities, not on the outskirts of town); others need loans or grants to repair existing housing (which often complements the life-style of local residents). Each town's collection of needs is different. But no town needs only a "major addition" or needs to compete with a nearby "new town" which is federally subsidized.

RELIEF FOR RURAL HOSPITALS

Recently the problems of staffing rural hospitals with an adequate number of registered nurses have forced the closure of some small facilities unable to meet standards imposed by the Medicare program. The problem was first noted in a Congressional Record article and reported in Small Town last November.

Since that report, an amendment to Title XVIII of the Social Security Act was proposed by Mr. Hale Boggs of Louisiana. The measure would authorize the Secretary of HEW to waive the requirement that small rural hospitals have registered nurses on duty 24 hours a day, if the hospital could provide such nurses during the day shift and show that it was making a continuing effort to fill the gaps on other shifts. Hospitals would have to be in areas where other hospitals as well as nurses were in short supply. Waiver could be granted for only one year at a time. It was suggested by the sponsors that while a well staffed hospital is a desirable goal, current shortages of nurses should not force small facilities to close entirely.

BOOK REVIEWS

Landscapes: selected writings of J.B. Jackson, Edited by Ervin H. Zube. Cambridge: University of Massachusetts Press, 1970; 160pp, $6.00

Landscapes is a book of insights about the city, the small town, and the countryside. Jackson's views are at once penetrating in their social criticism and irritating for their acceptance of much that the social scientist and the environmentalist has come to dislike about our modern world. The book is therefore profoundly thought-provoking: for those who might agree with his conclusions may take issue with his reasoning -- and vice versa. This is the kind of book that lends itself well to stimulating public discussion and will do more to make a group of concerned people aware of the problems of town planning than any book I have reviewed in recent years.

In these essays, J.B. Jackson suggests new concepts of American landscapes. As the editor and publisher of Landscape magazine from 1952 to 1968 he sought to introduce the human element into his observations of the American city and countryside. It is this concern with understanding the role of man in the formation of environment that leads Mr. Jackson to explain American landscapes in terms of present day culture and social values. He also looks to history -- to Jefferson, Thoreau and other observers of past centuries to show that American landscapes of each era were created to fit the social and material needs of people who lived in them. Thus the small family-oriented village of New England, the isolated farmstead of 19th century Illinois and the agri-business of today are seen as reflections of more basic human relationships.

To Jackson, landscapes include far more than natural environments. He can speak of the landscapes of small towns as easily as of untouched wilderness. But he is always concerned with the human role in landscapes.

I'm not sure that Mr. Jackson really likes small towns or even prefers them over the most debilitated of cities. But his comments on small town life suggest that the best town landscapes are those which serve the existing needs of people rather than those that conform to abstract aesthetic values. He is critical of towns that design their main streets for maximum traffic flow rather than for the enjoyment of pedestrians, and perceptively observes that even signs in small towns are placed high above the street to catch the eye of passing motorists rather than of the shopper on foot. Yet streets are planned as thoroughfares which encourage an even flow of traffic rather than inviting the motorist to stop. Jackson seems to lament the trend away from community use of a town's downtown streets, especially where a central square provides space for play or relaxation.

The aesthetics of environment are also treated with considerable importance, but the author takes a different view of the causes of the decline in landscape quality than do most critics. He blames the blight of roadside billboards, junk cars decaying in front yards of rural slums, and even strip mining on the economic poverty that besets thousands of rural Americans. Jackson sees the real causes of these blots on the landscape as vain efforts of the poor (even the less affluent land owner) to eke a few more dollars of income by selling his view to an advertising company, or leasing mining rights to the highest bidder; even the junk car is seen as an attempt by the poor to maintain a cheap supply of spare parts. It is to these economic conditions that Jackson attributes the deterioration of the landscape, rather than to the irresponsibility of industry.

Whether true or even representative of part of America, Jackson takes a unique view of the landscape. His ideas would be most excellent for a small discussion group, or for serious consideration by a town council. Jackson does not toe the line of any single faction: his views run from defence of large neon signs and roadside franchises, to criticism of modern traffic patterns and the routine of suburbia. And he is neither friend nor foe of conventional ideas about the landscape. - CCD

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Small Town

Volume 1, Number 8, March, 1971

A PHILOSOPHY OF DIRECT ACTION

There is an old story that tells of a summer tourist from New York who was enjoying a week's vacation in a small fishing village on the coast of Maine. One day, after partaking of the breathtaking beauty of the town and its natural setting he approached an old fisherman who sat quietly mending nets on the pier surrounded only by the sounds of the sea slapping at piling and the occasional cry of a gull floating overhead.

"What a beautiful place to live," exclaimed the tourist, "the trouble with people here is that they really don't appreciate the beauty they have around them. If you had to live in the city you'd know the real value of this place."

"Well," answered the old fisherman as he gazed familiarly across the cove, "local folks appreciate it enough to live here all year around."

For two years now, STI has been struggling to develop a variety of programs to help alleviate the problems of small towns, and I think we are now beginning to see light through the clouds of disinterest that plagued our earlier efforts. In the process, we have learned that the quickest way to tackle a problem, even one so vast as saving countryside towns, is by applying direct action, even in minute amounts, directly upon the problems at hand. We spent a lot of time and money asking for support from corporations and from foundations, most of which we found couldn't care less about small towns or the countryside or the quality of life.

Now that we are concentrating on publishing a newsletter we are beginning to attract new membership. If current interest keeps up at the same rate as it has for the past four months, we should be able to continue to improve the quality of our information services. Applying action directly to a problem may sometimes be a slow means of achieving success, but it is a much more certain method than constructing a long series of Rube Goldberg devices.

I'm wondering if the tendency to create a whole hierarchy of actions to get a simple thing accomplished isn't a basic fault of the way we go about things in today's fast changing world. Here I'm reminded of a businessman in a small town who had a very positive idea for developing a small industry in his community; but he and others in the town were

afraid to invest their own savings in it. After two years of attempting to promote this idea to outside investors without success, they discovered that they had spent well over $50,000 in cash and incalculable amounts of time, which could have been spent on financing the project themselves.

In another town, a lady who wanted to help provide funds to her church rented a store building and started a rummage sale which she operated three days a week. The sale did little in community services (such as promoting the sense of community that often derives from fund-raising dinners or art shows) and it produced less money than the church would have received if the lady had donated what she had paid in rent!

The same philosophy could apply to the "86% of all Americans" identified by a National Rural Electric Cooperative Association study as wanting to live in small towns if economic opportunities were available there. I wonder how many of these people really could take advantage of existing opportunities in small towns? In most towns, there are retirement opportunities, and possibilities of operating a small business to supplement retirement income. Opportunities for young people are perhaps even more numerous, especially in the past year when economic possibilities have declined in cities. Recently one town under 2000 population needed a baker (employee or owner), a bank trainee on the managerial level, a doctor, a sawyer for a lumber mill, a grocery store owner, a lathe operator, a gardener, plus a few less specialized jobs. Not many to choose from? There are over 20,000 small towns in the United States and Canada. And if job opportunities like these were listed and made available to anyone interested in moving to small communities there would indeed be a comprehensive choice.

Such a program would do something more: it would help save our human and economic resources as well as our natural resources. Many small town job openings go unfilled as they did in the town where I discovered those listed above. Lack of people to fill jobs is often resolved by disintegration of community resources -- by the closing of businesses or by sale to outside corporate interests. Every job that can be filled in a small community helps to keep that community together and economically alive. Such jobs build on already existing resources whose functions may form crucial links in a fragile economic and social web. And for every town which loses its vital economic resources, more people are forced to live elsewhere -- in overcrowded cities or in sprawling suburbs -- while housing, public buildings, and the very quality of life in small towns are allowed to deteriorate.

What can we do about it? Each individual can actively and directly work toward making his own town a better place. He can realize that a contemplated move to the city is very indirect action in striving for a more satisfactory way of life. The man who believes that the affluence of the urban life will make him able to retire in the quiet of a small countryside town will find such places gone by the time he is ready to return. Once we realize the wisdom of going directly toward our goals we can act effectively -- and we can point this out to our children instead of telling them that the future belongs entirely to the cities and to the suburbs. - CCD

INCREASED FUNDING FOR SEWAGE DISPOSAL IN SMALL TOWNS

Senator Mark Hatfield and twenty-four co-sponsors have introduced a bill to increase by $230 million grants available to small towns under the Farmers Home Administration Act. Sponsors of the bill point out that "without satisfactory sewage treatment plants in these areas, economic growth is stifled and economic decay receives unwitting assistance." They note that the lack of a growing tax base serves as further shackle on job development with the result that more and more people move to large cities.

PRESIDENTIAL MESSAGE SEEKS PRESERVATION OF ARCHITECTURAL AND HISTORIC HERITAGE

In a recent annual report on the State of the Nation's Environment, President Nixon proposed that we extend environmental concern to our cultural heritage. In his message he noted that, "Too often we think of environment only as our natural surroundings. . . . Unfortunately, present Federal income tax policies provide much stronger incentives for demolition of older buildings than for their rehabilitation."

"Particularly acute is the continued loss of many buildings of historic value. Since 1933 an estimated one-quarter of the buildings recorded by the Historic American Building Survey have been destroyed. Most lending institutions are unwilling to loan funds for the restoration and rehabilitation of historic buildings because of the age and often the location of such buildings. Finally there are many historic buildings under Federal ownership for which inadequate provision has been made for restoration and preservation."

Unfortunately, the President oriented his concern to the architectural heritage in cities and did not mention the importance of the architectural heritage in small towns. But his proposals, if enacted, should help the cause of preservation everywhere. Included were proposals for new tax measures to favor restoration rather than rebuilding; a Federal plan to insure improvement loans for historic residential properties; and a program to review the historical significance of Federally owned properties before demolition is allowed.

Small town interests could help write these bills so that they would contribute to the rehabilitation of downtown areas and older residences of architectural significance.

IOWA COUNCIL FOR RURAL COMMUNITY DEVELOPMENT

Iowa has joined the growing number of states which are coordinating federal and state programs for rural development under a single agency. Early in February, Governor Robert D. Ray established a Program and Council for Rural Community Development. Composed of the directors of major state offices, the Council will authorize the formation of Rural Development Task Forces to coordinate the separate programs in local

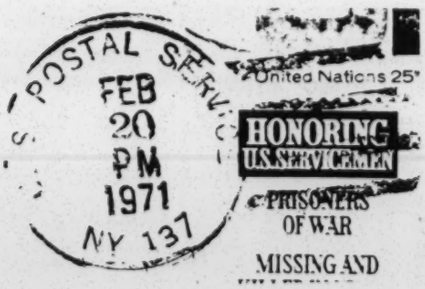
government, agriculture, employment opportunities, transportation services, education, manpower, law enforcement, health, social services, housing and environment, and focus them directly on the problems of rural communities. Governor Ray sees strong rural development programs as the key to stemming the migration from small towns to urban centers, and in alleviating rural poverty.

We are indebted to Mr. Neil Maurer (Sun Publishing Co., Laurens, Iowa) for bringing Governor Ray's program to our attention. We hope members will forward news items that will be of interest to other towns.

PUBLICATIONS

Small towns planning industrial development programs might find it useful to consult The Industrialization of Southern Rural Areas: A Study of Industry and Federal Assistance in Small Towns with Recommendations for Future Policy, a study conducted for the Office of Economic Research, Economic Development Administration, U.S. Department of Commerce, by Abt Associates, Inc. during 1968. The three major findings of the study are: 1) that small towns may frequently achieve "near-autonomous growth" by acting "as the employment center of a sizable labor market" from surrounding areas; 2) disadvantaged groups "have not shared in the benefits of this growth to a satisfactory extent"; 3) "A 'market for industry' exists, in which a few towns with inadequate information about industry tend to offer too high a price to attract industry; industry is not significantly motivated to locate by subsidies which are normally offered, and cannot obtain adequate information on labor market potential, the possession of which can be a prime inducement to locate." The 148 page report includes a 20 page bibliography on Southern rural areas, industrial development, and manpower needs.

A New Life for the Country: The Report of the President's Task Force on Rural Development, March, 1970, is available from STI. This 49-page report is an important reference document for those interested in the countryside.



EROSION OF THE SMALL TOWN IMAGE

This is a sample of the new sectional center cancellation which will replace the traditional postmark. The change will bring an increased loss of identity to towns already overwhelmed by the pressures of modern mass society. This postmark "NY 137" was from a letter originating in the town of Oneonta, New York.

The newsjournal *Small Town* is published monthly throughout the year by the Small Towns Institute and is distributed free to members. Annual dues for individuals, $10.00, students $5.00; business and institutional membership: non-profit institutions $25.00, small businesses $25.00, chambers of commerce $50.00, towns and county governments $50.00. Small Towns Institute, Post Office Box 517, Ellensburg, Washington 98926.

WENATCHEE BINDERY & PRINTING CO.

Small Town

Volume 1, Number 9, April, 1971

THE MYTH OF EFFICIENCY

In America today many people believe that efficiency is a desirable goal and that the bigger things become the more efficient they are. We have been taught to believe that businesses must conglomerate into infinitely growing corporations, that family farms must become "agri-business" and expand indefinitely, and that human beings must concentrate themselves into metropolitan areas, where even cities lose their identities in the megalopolis.

The argument runs that bigness and expansion will yield increased profits, and with increased profits we will be able to buy a new kind of luxury and leisure -- a "better way of life" -- which was not available under the older and less efficient social order. But we have bought this "better life" by destroying many of the small, human institutions, by sacrificing the family farm and the small business and even human choice to the management of people outside of our communities.

Most of today's social problems are in some degree a consequence of our belief that improvements come with increased size. But when we look at our new giants of industry we find that they have produced more social problems than lasting human benefits. There has been no contribution to a better way of life when unemployment reaches figures of 18% or above in some of our towns, or when thousands of skilled engineers and machinists are out of work because the giant aircraft industries have mismanaged their affairs. We have allowed railroads to consolidate and provide increasingly poorer service; even our lending agencies are forcing an increasing number of Americans into corporately owned housing. We have been told that all this was good for America, but today our aircraft, railroad, and housing industries could not even exist if their demands for special loans and subsidies were not met by government.

Just how efficient are corporate farms, for example? Do they produce food more cheaply than the family farm? Considering the entire spectrum of effects on American life, the consolidation of farms tends to increase the amount of energy and natural resources used by individuals, and compared to a small subsistence farm of forty acres the average American now requires over twice that amount in public and private space to support him. For every man who leaves the farm, a city or suburb

must provide streets, parks, airports, stores, schools, highways, and other modern services, while the rural towns fall into ruin even for those who choose to remain.

This breakdown in our smaller communities and farms has scattered families, increased mobility, and encouraged wasteful consumption to the point that it has far outrun any savings that technology or size might have produced. When we add the tensions, dissatisfactions of young people, drugs, crime, unemployment of both the unskilled and the educated, and pollution of the environment, there is no possible way in which increased size has given us a better way of life.

Several thousand years of human history has shown us that small communities are the most successful environments for satisfying human needs. Great cities rise to glory, but it is always the countryside communities which provide their most creative residents and it is these rural towns which remain when cities finally decay. Nations before have tried to feed increasing populations by large corporate farms or through rural collectives, but always they have fallen victim to misconceptions about man himself. For the worshippers of the technological society have assumed that humanity could abandon the sense of community upon which all human societies rest. This basic need of people can be fulfilled only when human values come before the destructive philosophies of unending growth and the supremacy of technology.

Small towns have already achieved this sense of community but we must use it as a foundation upon which to build the future. - CCD

A COOPERATIVE SOLUTION TO RURAL PUBLIC TRANSPORTATION

by Alan Hansen, Executive Director, Vision-17, Inc.

As living in the United States changed from rural to urban, systems of public transportation also had to change. In cities this meant more street cars and buses. In the country it meant that declining traffic caused passenger train service and bus service almost to disappear. Improved automobiles and roads further eroded demand for bus and passenger train service, and became the single mode of transportation for people on farms and in small towns.

There remains a demand for public passenger transportation in rural America, but it is marginal -- older people, students, one-car families, visitors, and those who don't drive. Adequate public transportation might well induce more people to live outside cities and create a better market, but right now the demand is too sparse for conventional public transportation services to be economically feasible.

It is this sparse market that makes necessary the reorganization of social systems. Whether transportation, health services, government, education, or recreation, we must find new patterns, new methods, new economics to change the deteriorating vestiges of 1900 services to new supportive forms for rural living in the 1970's.

An exciting approach to public transportation is being tried in Southeast Nebraska through Vision-17, Inc., a private, non-profit Nebraska

corporation organized to stimulate the economic development of the 17 counties making up the southeast corner of the state. Supported by contributions from about 250 individuals, civic organizations, towns, counties, businesses, banks, and utility companies, the one man - one girl staff has been involved in helping to develop a regional health planning function, promoting livestock production, downtown improvements, rural water districts, industrial development, recreation, tourism and other planned development.

Having proved the validity of regional cooperation, Vision-17 is now arranging federal funding to employ Area Development Directors to work with citizen-leaders in six Planning and Development Regions within the 17 county area.

Examination of public transportation in Southeast Nebraska revealed that only 35 out of 160 towns had bus service. Five counties have no bus service and six county seat towns have none. For most of the 370,000 people in this 100 by 100 mile area, a car is necessary to get to the county seat or to the State Capitol in Lincoln.

Discussion of this problem brought interest from leaders in Saline County, whose county seat, Wilber, is about 25 miles southwest of Lincoln. The Saline County Economic Development Commission, consisting of leaders representing all areas of Saline County, had organized itself in 1970 with the help of Vision-17. Its Board of Directors determined to solve the public transportation problem within the county and to other towns. President Chester A. Roberts, from Dorchester, arranged for help from Saline County's Blue Valley Community Action, Inc. Robert Catherall, Executive Director of BVCA, assigned Mrs. Floyd Herman of his staff to work with James Novotny, Saline County Extension Agent, who also serves as Secretary of the Saline County Economic Development Commission.

Mrs. Herman and Mr. Novotny discussed transportation proposals with county citizens, and collected economic data about bus transportation. Their conclusion was that there is interest, but the cost of a profit-organized, scheduled service would result in fares prohibitive to potential customers.

Through Vision-17, the problem was discussed with the United States Department of Agriculture officials who referred it to the Farmers Cooperative Service. Dr. Job Savage, Assistant Administrator, and Mr. Carl Deitemeyer, Director of Rural Service Agency, visited Saline County to discuss possibilities of organizing a transportation cooperative. They provided information about other rural transportation efforts and consultation to Saline County.

The Saline County Economic Development Commission is determined to pursue the co-op structure. Blue Valley Community Action, Inc. provided funds for a county-wide users survey, with the cooperation of the Computer Services Department at the University of Nebraska. It appears from this survey that co-op members, for a small enrollment fee and reasonable fares, can have one or two days a week service in 10-passenger vans from their towns to places within the county and certain points outside.

Other 16 counties are closely watching Saline's pioneering effort. If the economics prove feasible, Vision-17 hopes to introduce the co-op

system into other counties and to tie in with commercial bus schedules to make an effective regional transportation pattern.

For information on this project, write to: Mr. James Novotny, County Extension Agent, Saline County Court House, Wilber, Nebraska 68465, or Mr. Alan Hansen, Executive Director, Vision-17, Inc. 5555 "O" Street, Lincoln, Nebraska 68510. Information on the federal role in local transportation planning can be obtained from Mr. Carl Deitemeyer, Director of Rural Service Agency, Farmers Cooperative Service, Washington, D.C.

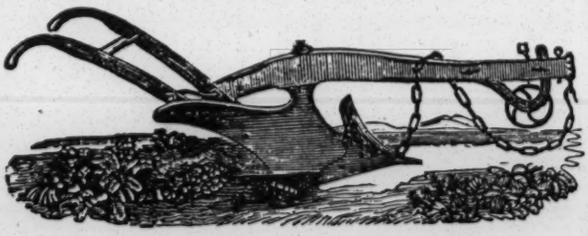
RURAL COMMUNITY DEVELOPMENT ACT TO EXCLUDE DYING TOWNS

A new Rural Community Development Act to be financed through revenue sharing was proposed to Congress by the President on March 10th.

The new proposal would combine the efforts of eleven existing programs and provide considerable additional funding. In introducing the measure the President said, "The major challenge facing rural America is to diversify its economy and provide full opportunity for its people to enjoy the benefits of American life. Meeting the challenge will enhance the quality of life for those who remain to operate the nation's family farms and for all their neighbors in the small towns and countryside of America."

Even though up to $1.1 billion may be poured into this program, it will provide little help to the small towns which are having the greatest difficulty surviving. For in this program, funds are to be concentrated in "areas of potential growth" and denied to communities which have had difficulty replacing industry or keeping population. Presidential press releases state that "Experts in rural development feel that the most leverage is achieved by reinforcing healthy development trends, rather than fighting them -- that is, by concentrating aid in those smaller and medium sized cities of a rural area which have shown strength and effort at attracting industry."

"Experts" in rural development apparently are uninterested in what happens to the thousands of countryside people who value their way of life and do not intend to sacrifice it to allow an ever-expanding economic development of already prosperous places.



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WENATCHEE BINDERY & PRINTING CO.

Small Town Institute

Small Town

Volume 1, Number 10, May, 1971

THE FUTURE OF THE COUNTRYSIDE

For many years we have been neglecting one of our most important environmental resources -- the American countryside. We have allowed much of its beauty to be defaced without thought for the future, and we have seen its towns and villages decline as viable economic and social communities. Until recently, few have cared that the quest for an efficient agriculture has reduced the numbers of farm owners and nearly destroyed a way of life that will always have a good deal more to offer man than just economic value.

Fifteen years ago, long before most of us had considered doing very much about the continuing decline of the countryside (or maybe even when we were assuming that its demise was inevitable), Mr. G.B. Gunlogson of Racine, Wisconsin, began helping small communities and promoting educational programs to change these trends. Currently he is writing a book to further this work. It is a book which describes the countryside environment as a place where future generations can live a better life, closer to the realities of nature and to basic institutions of the human community. In today's world we have gone too far from our countryside and from the values and experiences that only life in such an environment can teach. We don't have to go "back" to be part of the countryside; we have to start from the present, care for what we have, and build greater quality into our lives. A chapter from Mr. Gunlogson's book follows:

WHAT IS THE AMERICAN COUNTRYSIDE?

by G.B. Gunlogson, The Countryside Development Foundation, Inc.

The countryside is the great body of America that lies outside the boundaries of big cities and their suburbs. In many parts of this vast area, a new kind of economy and a new way of life are emerging. Ever since the country was a wilderness, it has been called rural. It is no longer a wilderness, and it is no longer just "rural." Rather it has become a countryside complex which embraces more than 98 percent of the United States in area and thousands of towns and small cities. These places are becoming vital centers around which the future development of the countryside revolves.

There are so many different notions about this countryside and its economy that we must first define what it includes and what is new about it. Our economic history has tended to fragment the countryside. The public image still reflects its character and pattern of development in pioneer days despite vast changes and physical improvements that have taken place since, especially during the last few decades.

In 1780 the population of the entire country was 5.3 million, and this was scattered mostly in eastern areas. Immigrants were pouring in from nearly every part of the world; and for the next century they, along with the earlier newcomers, kept pressing into all corners of the hinterlands. By 1900 the population had grown to 76 million, and thousands of new settlements and towns had been established across the continent.

The vast and varied resources of this new land yielded richly to the unbounded ingenuity and enterprise of these early settlers who had brought with them a greater range of backgrounds, skills, and cultures than had ever before assembled anywhere else on earth. At the beginning of this century America was still a new country, but the unprecedented enterprise of these people had made it a world power. Among other accomplishments, it had developed the most efficient agriculture in the world; and farm production had turned the country from a borrower to a lender nation.

Despite great mechanical inventiveness and industrial development that was going on, it was the agrarian character that dominated the American profile up to this time. At the turn of the century, 70 percent of the people lived on farms or in small country places. Industry became centered in the more populated places because it was there that transportation, communications, electric power, and other public facilities were first to develop. Outside these centers, America was literally rural at the time.

Thus, the first census more than 200 years ago attached the rural label to about 99 percent of the country's area and the people who lived there. This designation has tended to perpetuate an unrealistic image.

The Countryside Became Fenced Out

There were many elements that enabled the cities to become more aggressive and take on a special place in the public mind. They were compact geographical areas, and their interests were more homogeneous. The manufacturing industries and other business enterprises that centered there were expansionary and promotional by nature. The mass media also centered there was largely urban oriented.

The country was looked upon as the producer of natural products from the land, forests, and mines. The continued use of the term "rural" established a barrier between the two economies. This has adversely affected a more normal balance in the development of the nation's economy and population distribution. What is ironic is that even our own government continues to designate all non-urban areas and people as rural -- a term which often implies backwardness, boorishness, and lack of progress.

Webster's dictionary defines rural as "pertaining to the country as distinguished from the cities or the towns; rustic." Government and dictionary definitions change slowly, but technology has completely changed

the face of rural America. It has tied together the towns and surrounding country, and it has brought the amenities of the cities to these newly forming communities. Even in the most remote regions, only minutes now separate the back country from the town.

The New Countryside

It is important that the significance of these basic changes be fully understood. The technological progress in many areas has outdistanced that in the cities. In farming, for example, which is the most important industry in the country, the production per man is about five times what it was three decades ago. Crop yields have doubled and trebled since 1935. Corn yields in 1935 averaged about 25 bushels per acre and 84 bushels in 1969. Yields of 200 bushels have become common. Yields of potatoes have trebled. Total soybean production has multiplied 20 times. Mechanization in terms of horsepower is more than ten times what it was a generation ago. These achievements have contributed more to the basic economy of the nation than all the skyscrapers built during the same period.

A total inventory of the physical improvements in the countryside would stagger the imagination. It includes some 300,000 miles of surfaced highways, 250,000 miles of natural gas transmission lines, 215,000 miles of railways, electric power, and communication facilities everywhere. In land area and natural resources, the countryside includes 98 percent of the United States. It includes 2,800,000 farms, thousands of parks and recreational areas, lakes, rivers, and mountains. This is the countryside that has superceded rural America. It is a new frontier where we can now build a new future.

Inventing a New Future

Our future has always been invented. We have invented machines and practices that have been changing the course of America for 300 years. They have enabled people to open up every corner of the country and to establish thousands of communities. They have built great citites. They contributed to over-concentration of people and industry. They have contributed to pollution of air and water and deterioration of the human environment.

They have brought painful experiences to millions of people in the country and forced them to migrate to unknown cities seeking chances to make a living. They have brought abandonment and left dying countless country communities.

In the New York - Newark area the population is nearly ten times the total population of North and South Dakota. The area is one percent. This provides a rough measure, not only of pollution potential, but of what is happening to America. There are many areas in the United States that have become critically congested, where human character and efficiency are deteriorating, where costs and taxes are getting out of control, and where public services are beginning to break down.

If our ingenuity and technology have gone too far in one direction, we

have the capabilities to redirect these forces and achieve a greater compatibility between the earth's resources and human welfare. The great body of America still has greater potential for mankind than ever, and it is more available. But first ideas must be adjusted to realities of a changing world.

For too long we have been restricting all priorities to a choice between urban and rural living only. There is much evidence to show that it would be better if more people lived in smaller towns closer to the earth and to a more natural environment. There is no other way to make our natural resources and living space available to the greatest number of people. It would help to relieve the big cities of suffocating population pressures and other problems.

We can bring the advantages of big cities to small cities situated in the country, but we can't bring the country into the big cities. The fields and the forests which may be putting three or four tons of oxygen per acre into the air we breathe will never be a part of a big city. Nor can we transport to a central city the open spaces and the green chemistries of living nature. Only by decentralization can some of these goals be achieved. A great deal of experience has already been gained. There are hundreds of communities across the country that offer valuable examples.

The situations vary from place to place, but they provide impressive examples for those who would improve living conditions and further a broad program of national renewal.

(1) First we must come to the recognition that a town must have people and the people must have jobs and opportunities to live there. The day is gone when a community can provide these requisites on a single source of economy, be it farming, forestry, mining, or a one-plant manufacturing. The "trading post" era is gone. Without diversification in employment opportunities, people leave. The more venturesome and enterprising go first. Stagnation takes place, and the town withers away. Some of these towns may seem to stabilize for a while, but at a level so low that they are no longer good communities.

When this stage is reached, rebuilding becomes more difficult. It is like managing any business. If the enterprise is permitted to run down, the customers lose their spirit and drive. It takes these same human qualities -- vision and enterprise -- to build a prosperous community.

(2) Once a town has made a start by providing a new payroll to supplement the basic economy, which in most country towns is farming, it seems to take on a new life. The opportunities for further diversification or growth become better than anywhere else. A larger share of the people is benefited directly than in a big city. Even a small payroll can start a chain reaction resulting in improvements and growth that seem to feed upon themselves.

Some of these opportunities can be created. For example, it has been estimated that at least 2,000 country towns are now in need of better facilities for elderly people. The most ideal facilities consist of retirement homes in conjunction with rest and nursing care. In most cases these are quite easily financed from local contributions together with aid and loans from federal agencies. These projects contribute to the quality of

a community in many ways, and at the same time create new income for the town. An increasing number of people everywhere are thinking about security in old age. Such facilities along with hospital and health services can be a big factor in the future prosperity of thousands of country communities.

(3) More recreational areas have become one of the most urgent needs of the nation. These, too, we must begin to disperse. The grandeur of some of our great national parks is rapidly deteriorating. Throngs of people occupy every available camp site, motel, and hotel accommodations. Traffic, pollution, vandalism, and social problems multiply with this increasing pressure. Instead of rest and relaxation, there is turmoil and frustration.

In the world we live in today, people need more than ever to pause now and then amidst woods and waters. There are too many children growing up that have never heard the songs of birds or seen little animals in their native habitats nor breathed the fresh air of the woodlands. Every community needs parks and playgrounds. But there is something new that should be added. Many more local nature areas should be set aside for education and inspiration to provide enjoyment and stimulate appreciation of nature. These developments would add greatly to the dimension of American life.

The centers for future developments will be the country towns. To become attractive, a town must become a good community; and in the process must take on the amenities essential to quality of life. A good community must have job opportunities and sufficient economic diversification to offer young people some choice and challenge. The town must have sanitary facilities, paved streets, schools, churches, hospital, recreational facilities, and some cultural interests. A high degree of interrelating with the surrounding country enhances quality of life and economic stability. This may be in the form of golf, horseback riding, fishing, picnics, nature trails, pet farms, and many other enterprises. This is town and country living.

A clearer definition and more information are needed about the total countryside and its vast and varied resources in terms of better living. The majority of the American people would prefer to live in the countryside if they had their choice.

A countryside movement would bring major opportunities to people and industry. Jobs can be created in the countryside more economically than in big cities. Nowhere else are there to be found greater future opportunities for industry and new business development. This movement would help to revitalize a flagging national spirit and bring new challenges to the younger generation.

NEW PUBLICATIONS

STI has recently received copies of New York Community Comments, a bimonthly publication "Dedicated to the Preservation and Revitalization of Rural America." Published by a group of students at the State University of New York at Oneonta, Community Comments tells of successful community projects ranging from improving environmental quality to attracting new

industry. Under the editorship of Andrew J. McKean, the publication includes reprints of articles on small towns, and editorial comment on life in countryside America. Mr. McKean plans to attend law school, and there is little doubt that his knowledge and enthusiasm for small towns and the countryside environment will have an influence on the future.

Subscription rates to Community Comments are $5 per year. Address Box 375, Oneonta, New York, 13820 - ASD

WISCONSIN PROPOSAL TO BAN CORPORATION AGRICULTURE

Reprinted from Farmer's Friend and Rural Reporter, Green Bay, Wisconsin

MADISON - A bill to prohibit conglomerate corporate farming in Wisconsin has been co-authored by State Rep. Cletus Vanderperren (D-Green Bay).

The proposal would ban large corporations, principally engaged in non-farm industries, from operating in competition with family farmers, Vanderperren said. There is no ban on a family forming a corporation for business purposes.

In the last legislative session, a similar bill passed the Assembly but died in the Senate. It was endorsed by the Wisconsin Farmers Union and National Farmers Organization of Wisconsin.

"Conglomerate corporations provide unfair competition for the family farmer because of their access to tax loopholes and their ability to write-off losses accrued in farm operations and apply those losses to profits in other areas," Vanderperren said.

Excluded in the proposal are corporations who acquire land by bequest or land that is acquired in the normal operation of business; corporations of which 75 percent of their members are actual farmers; corporations engaged in the production of forest products; corporations holding land for agricultural experiments; commercial seed firms, and corporations engaged in canning and fruit production who lease land to raise crops for processing.

The measure would provide that non-exempt corporations dispose of rural holdings acquired before Jan. 1 by Jan. 1, 1977. Violations are subject to a $1,000 per day fine.

HEARINGS ON SENATE BILL 10, TO REVITALIZE RURAL AMERICA

Excerpts from the opening statement of Senator John L. McClellan, April 27, 1971

I am convinced that the problems of rural America do not stand alone. They are intimately related to the problems of urban America. They are a significant factor behind the near-bankrupt and overly-compacted conditions of our cities. They cannot be isolated or set apart from other pressing problems of society which face us today.

This fact becomes indelibly clear when we observe the statistics of migration within our country. Once a nation 75% rural, we have become, 100 years later, a nation 73% urban. More than 142 million people -- 70%

of our population -- now live on only 2% of our land. Since 1945 there has been a net migration from rural America of over 25 million persons, making it one of the largest movements of people in recorded history. Each year over 500,000 Americans from farms and rural communities migrate to big cities. Indeed, between 1960-1970, 43.5% of the nation's three thousand counties lost population.

This massive outmigration from towns and farm-yards to the big city has already had catastrophic effects at each end of the population distribution scale. Despite using up more of our productivity and lavishing most of our resources in treating the plagues of mammoth squalor and inhumanities of overcrowding, the billions spent thus far have done little towards advancing a cure. Our cities, insolvent and unmanageable, infected with pollution, garbage, ghettos, intolerance, crime and just about every other social ill known to mankind, are barely staving off the last rites of total extinction. Even our peripheral suburbs -- once an oasis of escape for man's greener instincts -- have now become inexorably linked with the larger metropolitan slums. The seams of urbana have burst, like the dreams of better tomorrows our rural migrants yearn to find there but seldom do.

Those left behind must endure even greater pain and suffering. For as bad as things had become before their sons and daughters left, this loss in human resources has compounded their problems. Hopes of diversifying the local economy and fostering a progressive community life have been muted into silence. Most who have remained are often worse off then before. Their chances of escaping from poverty, avoiding further deprivation, or even easing their burden have been reduced. They have found it harder to pay for and provide critically needed services -- schools, health facilities, transportation systems, good sewage and water and other infrastructure attractive enough to keep people in rural America or to lure jobs and opportunities there.

S. 10 looks toward the revitalization of rural America, and an end to its economic distress, by encouraging industrial growth and activity, effective manpower training and development. It looks toward a healthier urban and rural environment, which will enhance the quality of life. It calls for substantive programs of action.

The adoption and implementation of a national policy to achieve these objectives would:

1. Ease the proliferating population growth in the main centers of pollution;
2. Relieve the major metropolitan areas of their growing pains and pressures; and
3. Afford an opportunity for prudent, orderly, growth in rural areas for present and future generations.

The time to do something about urban-rural disparities is now. Our teeming, festering cities -- our underdeveloped, impoverished, underpopulated towns cannot wait for additional drawing board solutions, advisory panel reports, commission recommendations, or campus research to come to

their rescue. The subject of rural America -- its problems and its needs -- has already been studied to death. Our libraries are full of the results. At this point in history, we need action, not rhetoric or good intentions.

We have to change our traditional view of rural America -- its function, its relation to the rest of the nation, and the social and economic assistance required to assure a better life for rural people.

1971 ANNUAL MEETING OF THE SMALL TOWNS INSTITUTE

The Small Towns Institute will hold its third annual meeting on May 27th, 1971 at Grupe Conference Center, Central Washington State College, Ellensburg, Washington. The Board of Trustees will present the Annual Report and consider issues brought before it by the membership.

With the Departments of Business and Economics, Anthropology, and the Office of Continuing Education at Central Washington State College, STI is sponsoring a "Symposium on the Future of Small Towns," to be held at Grupe Conference Center on the same day. Registration will open at 9:30 am. and the program will begin at 10:00. The morning session will be entitled "The Future of Small Towns: Economic Trends and Public Policy." Speakers will be Dr. Theodore J. Kreps, Professor Emeritus of Economics from Stanford and author of numerous books and articles on business economics; Jann W. Carpenter, attorney and business economist; and a representative from Environmental Resources of the Weyerhaeuser Corporation.

Luncheon will be served at noon and the symposium will resume at 1:00 pm. Speakers at the afternoon session, "Programs for Action: Government and Private Resources," will include Francis DeLucia, Director of the Office of Small Town Services, Department of Housing and Urban Development, Washington, D.C.; Clayton C. Denman, President and Co-Director of the Small Towns Institute; David Stevens, Washington Planning and Community Affairs Agency; and a representative of Sears, Roebuck and Company. Discussions and questions will follow each session. Registration fees will be $7.50 if returned before May 20, and $10.00 after that date. Fees include coffee, luncheon, and copies of the proceedings of the symposium.

The STI business meeting will follow the symposium at 3:30 and is open without cost to all members and interested persons.

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WENATCHEE BINDERY & PRINTING CO.

1136 Crescent Av, NE, #17
Atlanta, Ga. (30309)
August 29, 1966

Mr. C.L. Fair, Dir. of Administration
Doxiadis Associates, Inc.
1058 Thomas Jefferson St, NW
Washington, D.C. (20007)

Dear Mr. Fair:

Thank you for your August 17th letter. I am happy to hear that you are interested in discussing the possibility of my employment with your firm.

At present, I don't have specific plans for making a trip to Washington. Until Mr. Smith's projected trip the last part of October to confer with you and Dr. Doxiadis materializes, I will not know if I will be one of the ones representing SRC. I will keep you posted as it develops from this end.

Sincerely yours,

(Miss) Susan Bresler

DOXIADIS ASSOCIATES, INC.

CONSULTANTS ON DEVELOPMENT AND EKISTICS
1058 THOMAS JEFFERSON STREET, N. W. · WASHINGTON, D. C. 20007 · (202) 337-7211

C-USA-W 8799
17 August 1966

Miss Susan Bresler
1136 Crescent Avenue, N. E.
Atlanta, Georgia

Dear Miss Bresler:

1. Thank you very much for your letter and your kind comments about our firm and Dr. Doxiadis. On the other hand, we feel that you, too, are working on an exciting project.

2. In answer to your inquiry about possible employment, we are always interested in seeing people interested in our work. If you are in the Washington area in the near future, we should be delighted to have you stop by to speak with me and my colleagues. Please advise us as to what arrangements you may make.

Sincerely yours,

C. L. Fair
Director of Administration

CLF
zd

MEMO

MGS

TO: Paul Anthony

FROM: Moreland G. Smith

SUBJECT: Regional Blue Print

	for routing
	circulate
	answer
	return
	destroy
	to files

29 August 1966

Attached hereto is a draft of the Doxiadis projection.

MORELAND GRIFFITH SMITH
F. A. I. A.
MONTGOMERY, ALABAMA 36106

① DOXIADIS : Review & Calling
② TRIPLE REVOLUTION
Review

PROPOSAL FOR A SOUTHEASTERN STUDY

Background

Our era is the first time in history that planned urban development and renewal has become of major importance and has drawn such public attention. On the other hand, with all that has been and is being done, there is no indication that urban areas in the U.S. are improving. According to the HHFA's 1959 annual report, based upon the statistical result of rehabilitation of living units between 1950-1956, it would take the U.S. 100 years to eliminate all substandard living units.

Although the problem of human settlement has always been complicated even when humanity lived in small, practically static, settlements for thousands of years, today we have a dynamically changing situation with an increasing rate of change. It is estimated that the U.S. population within a century will be at least five times as large as at present. This changing structure of our settlements creates a fantastically complicated situation. Heretofore, we have faced these problems of change within our urban areas in a static way with urban renewal projects, thus aggravating our situation. We are trying to meet continuous, dynamic change with static solutions.

S.E. Study

It is proposed that effective solutions will be reached only

through a multi-disciplinary study of the potentials of the region.

What are the possible benefits of a S.E. regional plan? The South is still making the transition from agriculture to industry. Illiterate cotton-pickers lack the basic education and skills to compete for the new industrial jobs. Cities of all sizes are competing for industry, but the cities lack the resources to attract the industry to provide the jobs. Some choices have to be made if the unskilled are to be trained and educated for an industrial economy. Some choices have to be made if the economy is to be sound, diversified, and prosperous.

A regional plan can provide a guiding framework for pooling the South's limited resources to meet the needs of its changing economy.

Urban centers, employment centers, educational centers, transportation centers, and government expenditures can be coordinated toward productive, rather than haphazard, development.

Furthermore, regional planning can anticipate future changes and prepare for them. The change from cotton to soybean production was predicted decades before it happened. Had there been a regional plan, the great waste of human resources might have been avoided.

Nothing less than an organized scientific analysis can help us understand the problems of the human settlements we are living in.

This multi-disciplinary approach should include:

- Economics
  - Agricultural Development
  - Commercial Development
  - Industrial Development
- Political Science
- Sociology
- Psychology
- Technical (Physical Planning)
  - Engineering
  - Architecture
  - Landscape Architecture
- Government
- Education
  - Normal
  - Adult
  - Demonstration Centers
- Transportation
  - Railroads
  - Highways
  - Air
  - Rapid Transit
- Communication
- Recreation
  - Individual
  - Group

Recreation continued

Spectator

Participator

Entertainment

Cultural Frameworks

Arts

Music

etc.

A study of the Urban Renewal Movement in the U.S., promoted by the National Association of Housing and Redevelopment Officials and carried out by Dr. C.A. Doxiadis, Athens, Greece has developed this multi-disciplinary theme. The final conclusion of this analysis was that the broad view or over-all approach of the Region or Nation is the only sound projection and that the local project or solution most likely works against the long-range best interest of that ~~the~~ community.

Therefore, it is our considered opinion that for the SRC-UPP to be the most effective we should implement for the earliest possible projection a Master Plan for the Region which would help effect the opportunity for a better way of life through a better regional environment.

Proposal

To this end it is proposed that a discussion be held with Dr. Doxiadis, Doxiadis Associates, Inc., to explore the possibilities of going into a joint study:

1. Survey of
   Problems
   Today's Solution

2. Projected or recommended Regional goals
   Policy
   Conception
   Programming
   Methodology

It would be hoped that the SRC staff could implement as many of these studies as possible within the outlined scope as set up by Doxiadis Associates, Inc.

An appointment with Dr. Doxiadis has been requested sometime between October 15-31 but excluding the 20-27th. Your reaction would be appreciated.

Comment

The eleven Southern states encompassed in the proposal for this study comprise one-fourth of the area of the United States. The solution of the science of human settlement possible within this region should be of far greater significance than the potential solution in any other area in the whole United States, influencing the transition from a war world to a world dedicated to peace. It is with a strong conviction in the commitment of this region that we believe that here we will find the true

meaning of equal opportunity. Although the thesis of equal opportunity for all citizens regardless of race, creed or color must be a fundamental basis for any true democracy we feel that in the proposed Master Plan Study one premise must be taken for granted: in any projection of good planning there must be a strong emphasis on the legal position of OPEN OCCUPANCY as an essential ingredient if good planning is to become effective. This is outside of and as important as the moral, ethical, or political overtones of this principle. Open occupancy is good economics, good business, and therefore an essential ingredient to good planning. The proposed study would assume that open housing will eventually be the law of the land under the Fourteenth Amendment to the U.S. Constitution.

"When we endeavor to make for ourselves an atmosphere in which to live and work . . . we are performing a genuine service not only to our time but especially to the future."

(Frank Lloyd Wright)

December 21, 1966

Mrs. Bem Price
The Potomac Institute, Inc.
1501 - 18th Street, N. W.
Washington, D. C.

Dear Mrs. Price:

Thank you so much for your note and your cooperation on the neighborhood project. I am afraid I was rather a dud while you were here. Wednesday at noon I "folded my tent" and went on home and stayed in until the following Monday. I hope I didn't give you whatever "bug" I had.

We are negotiating the printing of your pamphlet, and as soon as I obtain a copy I will forward it along.

I hope your further thoughts will come up with a project we can work together on.

With best wishes for the holiday season, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

I didn't realize I wouldn't get to see you after lunch today, to say goodbye properly.

Thank you so much for all your courtesies. It has been a great pleasure working with you on the neighborhood project.

I hope to see you soon.

Again, thank you.

Margaret Price

Dear Mrs. Price

Thank you so much for your note and your co-operation on the neighborhood project. I am afraid I was rather a dud while you were here. Wednesday at noon I "folded my tent" and went home and stayed in until the following Monday. I hope I didn't give you what ever "bug" I had.

We are negotiating the printing of your pamphlet and as soon as I obtain a copy I will forward it along.

I hope your further thoughts will come up

with a project we can work together on ....

With all of the best wishes for the holiday season, I am,

Sincerely

Mr. Smith.

A PROPOSAL TO THE SOUTHERN REGIONAL COUNCIL

Prepared by:

DOXIADIS ASSOCIATES, INC.
Consultants on Development and Ekistics
1058 Thomas Jefferson Street, N.W.
Washington, D.C. 20007

DOX-USA-WS 30
February 1967

A. INTRODUCTION

1. Background

1. In 1966 the Southern Regional Council established an Urban Planning Project, an adjunct to its continuing efforts to improve the human condition and to attain equal opportunity for all peoples in the South.

2. The Urban Planning Project is a judicious first step aimed at the pursuance of planning research into the future of the Region, an area in which the Council is normally concerned with eleven states: Texas, Virginia, Arkansas, Louisiana, Mississippi, Alabama, Florida, Georgia, South Carolina, North Carolina, and Tennessee. This area is outlined on the map attached as Exhibit A.

3. As noted in the Project Director's Proposal for a Southeastern Study, attached as Exhibit B, the cited area encompasses approximately one-fourth of the area of the United States. In the context of a dynamic national development, the Region lags badly in many economic and social areas and is still primarily agrarian in nature.

4. These conditions have not served well the human situation. The Region's advance toward an industrial economy is harnessed by an unskilled and often illiterate labor supply. The evidences of poverty are a concomitant feature.

5. The Urban Planning Project, wishing to deal with these symptoms of economic and social disease, believes it best to conduct an organized scientific analysis of the Region. Such an analysis is presumed to be the best approach within the effort of yielding effective long-term answers to the Region's problems, and then only on the basis of multi-disciplinary studies. The result of these studies is seen to be a Regional Master Plan "which would help effect the opportunity for a better way of life through a better regional environment."

2. Preliminary Discussions

6. In the belief that Doxiadis Associates can be of assistance in these studies, several meetings between S.R.C. and Doxiadis Associates have been held over the past few months. In particular, the meeting of 31 October 1966, which was directed by Mr. C. A. Doxiadis, resulted in initial mutual understanding of the goals which S.R.C. desires to pursue. It was agreed at that time that a total study for the Region, probably costing several millions of dollars, might be too difficult to finance at this time.

7. On the contrary, a small study, or a series of small studies of limited scope, could not develop the degree of understanding necessary to the massive problem presented, i.e., preparation of a Regional Master Plan.

8. For these reasons, it was agreed that a study of limited scope should be designed as a first step and in such a way as to provide a model for the total study.

9. It was also believed that a pilot study would be preferable for immediate implementation because of the value which such a study might lend to the pursuance of the initial goal. Accordingly, Doxiadis Associates agreed to prepare a pilot study proposal, to which purpose and to the definition of the study design this document is devoted.

B. THE PILOT STUDY

1. The Study Area

10. Since the pilot study is intended to create a subregional plandand to indicate a model program for action, it must be based upon a thorough understanding of current conditions in the Study Area. Initial conversations have tentatively identified the Study Area as surrounding Atlanta in a ring reaching midway between Atlanta and Birmingham on the west, Chattanooga on the northwest, Columbia on the east, and Savannah on the southeast. This area is outlined on the map attached as Exhibit C.

11. One significant aspect of the area thus defined is believed to be its relationship to a more accurate delineation of the sphere of urban influence belonging to the area's central city - Atlanta. Thus,, an obvious aspect of the pilot study will be the research within this facet of the regional structure.

12. Another element of importance is the fact that the defined area embraces numerous counties in portions of four states, thus lending to the pilot study additional dimensions in terms of intergovernmental coordination and interstate aspects of research.

13. One of the major purposes of the study design will be the final delineation of this Study Area, based upon better understanding and the refinements gained through the design process.

2. The Study Frame

14. The aforementioned early discussions have placed several goals and restrictions upon the frame of the pilot study. In general, this study must contain the following features:

a.) The capability of precipitating the participation of public agencies such as appropriate units of the City of Atlanta; the key cities of Athens, Augusta, Columbus, East Point, Macon, Marietta and Rome; and some 85 counties falling within preliminary study boundaries.

b.) Provision for involvement of the Southern Regional Council.

c.) Provision for maximum impact in terms of immediately usable conclusions such as information to generate applicable Federal or State programs.

15. It has been agreed that it is imperative to gain an understanding of all forces at work in the Study Area. In this effort, it should be possible to utilize knowledge and techniques gained through studies performed elsewhere by Doxiadis Associates - that of the Developing Urban Detroit Area, the Human Community study, and the City of the Future study - in order to provide backdrops on several scales, against which purely regional phenomena may be viewed. It is reasonably assumed that there should be a planning period sufficiently long so as to permit judicious interpretation of these forces and phenomena.

3. Bases for the Pilot Study

16. By definition, the pilot study would provide a research model for the whole Southeastern Region and, most certainly, a model for the total study for the Region. It is definitely not intended to be typical of the Region.

17. More important, it is believed that the pilot study can effectively demonstrate the Council's interest in such research, the ends of which should have manifold applications in all aspects of the regional situation.

18. We hope this study can effectively demonstrate the Council's interests in research into the problems and potentials for this Region and the essential value of a comprehensive study focusing on the Region's entire social, cultural, economic and governmental structures. Only through such a broad dynamic approach, starting with an analysis of available resources, can the Region's development proceed on a sound basis. Progress cannot be achieved in a vacuum. It is hoped, therefore, that this pilot study will stimulate other studies with similar design and purpose, both within the Region and elsewhere in the country.

19. In pragmatic terms, the pilot study can be expected to yield the following:

a.) An inventory of primary planning data.

b.) A compendium of resources - physical, social, etc.

c.) Determination of problems and needs.

d.) Formulation of a detailed program indicating priorities for action.

d.) Program recommendations and implementation.

20. Since the courses of social action are such strong determinants in the Region's future, and since S.R.C. has strong capabilities in this area, there should be amphasis upon these aspects of the ekistic whole. The plan must also include available alternatives of social action in terms of promoting the goal of equal opportunity.

C. THE PRELIMINARY STUDY

1. The Study Design

21. It has been agreed that the purposes of the pilot study will be best served by a preliminary study design, the aim of which should be the optimum preparation for the pilot study. Patently, the preliminary study design may be used as an aid in attracting financial assistance for the pilot study.

22. The framework for this study design can be expressed in terms of the following elements:

a.) Preliminary formulation of goals and policies of the pilot study.

b.) Area delineation.

c.) Outline of the nature and scope of work.

d.) Cost and time estimates for completing program elements.

e.) A critical path program.

f.) Division of the study into logical priority work programs which may, if possible, be undertaken independently.

g.) Organizational arrangements.

2. Organization of the Preliminary Study Design

23. Previous discussions have indicated the amount of $15,000 as a reasonable estimate for the cost of services to be rendered by Doxiadis Associates in the effort required to produce a preliminary study design. It is still appropriate to think in these financial terms, since DA's past experience warrants consideration of such an amount as being close to the mark.

24. Approximately three months should be sufficient to complete the necessary services, outlined under paragraph 22, above, and further detailed under 3. below.

25. An indication of the personnel considered appropriate to the production of a preliminary study design may be found in Exhibit D. This exhibit also lists time allocations for personnel and for each phase of the study design.

3. Scope of Services

26. The scope of services for the preliminary study design may be further expressed in the following terms:

a. Preliminary Formulation of Goals and Policies

i. Definition of problem areas.

ii. Identification of policy questions needing exploration.

b. Area Delineation

i. Survey of jurisdictional, economic, and other factors.

ii. Determination of Study Area limits.

c. Outline of the Nature and Scope of the Work

i. Inventory of possible study elements.

ii. Selection of promising areas of investigation.

iii. Preliminary postulation of study services and programs.

iv. Final formulation of goals.

v. Preliminary design of the pilot study.

d. Cost and Time Estimates

i. Identification of reasonable phases for the pilot study.

ii. Costing.

iii. Establishment of preliminary time periods.

e. Critical Path Program

i. Preparation of complete study charts.

f. Work Programs

i. Identification of work units.

ii. Preparation of logically complete programs for the joint effort.

g. Organization

i. Relation of personnel and facilities to work programs.

ii. Finalization of time periods.

D. CONCLUSIONS

27. The foregoing discussion summarizes the background of this study and isolates study elements and the practical requirements pertaining to their preparation.

28. It is believed that the effort is a noteworthy one for both parties, since it would bring to bear on the problem the great experience of an outstanding human relations group and the substantial qualifications and pertinent past studies of an international planning organization.

29. Because of the importance which we attach to this proposal and because of the sensitivity required of its product, Mr. C. A. Doxiadis will assume personal direction of the study effort.

30. It is also felt that the study design process will best mobilize the talent and experience grouped in each organization. More important, this arrangement will result in a perfectly clear planning process, the goals and means for which have been predetermined.

31. Finally, there is every reason to believe that these research activities can also serve the purpose of stimulating similar large scale research efforts elsewhere in the country.

TO CONSTANTINOS DOXIADIS

It was with pleasure that I read of your designation as the third winner of the Aspen Award for humanistic achievement. Your concern with man's place in an increasingly technological society strikes a responsive chord in many, including myself, who believe that new concepts of planning are indeed necessary to prevent annihilation of "man" through the accelerating mechanization and urbanization of our environment.

In response to these changes the Southern Regional Council, a human relations organization begun in 1944, this year established an urban planning project. After 100 dorman years the South is proceeding into major urban development. The primarily rural character of the eleven Southern states means, at least, that this section does not have to compensate for the urban mistakes of the past; it has little that must be rebuilt. But there are other difficulties which face anyone attempting to direct planning for the future. The primary difficulty is racial attitudes dating from the settlement of the region; this prejudice, sanctioned by local government, has been built into the towns through city ordinances, overt discrimination and tacit understanding among the white community. Negroes traditionally have been allotted the worst areas of the city for living quarters and have been denied access to other sections by law and custom. Any unseemly blight caused by the Negro section was screened by park strips or boulevards and ~~expansion~~ buffered by railroad tracks and ~~was halted~~ warehouses. It is with these difficulties in mind and opportunities at hand that I call your attention to the U. S. South.

I believe strongly in the principles of planning which you advocate, and I feel that your opinion of our analyses and projections would be very valuable in helping us evaluate how successful we are in eliminating ingrained prejudice and conventional solutions ~~form~~ from our plans. ~~At~~ at Aspen

With this in mind I would like to meet with you either before or after the Aspen Award presentation on July 29th. At that time we could discuss the various aspects of urban planning in the South. In particular

I would like to discuss the possibility of the Southern Regional Council's sponsoring a conference which would be used to set goals and directions for urban planning in the South.

If, after talking together, we find that we both are interested in continuing this dialogue, I will try to obtain funding which would enable us to retain you as consultant for long range planning to the Urban Planning Project. As part of our activities the Southern Regional Council would like to publish a position paper by you on potentials of urban planning in the South.

It is my hope, Mr. Doxiadis, that your interest has been aroused by my suggestions and that you will want to undertake the challenge of the problems of the emerging, urbanizing South.

Sincerely yours,

MGS

Hope to see you in Aspen

KOINONIA PARTNERS PHONE (912) 924-7253

ROUTE 2 Americus, Georgia 31709

KOINONIA FALL NEWSLETTER #1 SEPTEMBER 1970

Many people out in the county around Koinonia are frustrated and angry these days because of the recent total integration of schools. They are quick to find fault with anyone who disagrees on this "crisis." Add to this explosive situation the ingredient of a "more visible Koinonia" due to (1) new families moving in and an increasing flow of visitors and volunteers, (2) an expanded farming and rural industry program and (3) a vigorous house-building project for displaced rural families, and you come up with potential trouble. So when open hostility, which has been dormant for several years, flares up again, it is deeply regrettable but no real surprise.

"Incidents" involving Koinonia people have been increasing in recent weeks. First, some of our young people were cursed at in front of the Dairy Queen in Americus. Then, several days later, food was thrown at them at the same place. In mid-August, Nelson Frey, George Maendel, and Dan and Beverly Prutsman were yelled at by a group of young men in a car in town. The youths followed our car beyond the city limits where they crashed a beer bottle into the side of the Koinonia car, as they roared past.

During the last week of August, Rodney Zook, the ten-year-old son of Al and Ann Zook, was stopped on the highway at Koinonia by a man who cursed him out for living with "a bunch of nigger-loving communists." Later that same day, Dallas Lee and Ed Young were driving toward Americus when a car pulled up behind them. The car followed right on their bumper for several miles and then the driver began making gestures as if he were reaching into the glove compartment. At that point, he pulled alongside the car and dramatically threw up his arm toward the driver of the Koinonia car as if to shoot a gun. Fortunately, he was bluffing. As the car tore on past, he swerved right in front of Ed causing him to move to the shoulder. At the first stop sign south of Americus the man's car was stopped. When Ed and Dallas came along, he jumped out, cursing and challenging them to a fight. When no response was made, he crawled back in his auto and roared off.

A week later, following our weekly Bible study, Jerry Anthony, Don Chappell and Ladon Sheats were walking up the highway toward Sunny Acres, the house occupied by most of the single fellows at Koinonia. About a hundred yards north of the main gate, a car approached them. The car slowed down, and just as it pulled even, an object was hurled out the window. It struck Ladon square in the face, felling him instantly. The car then raced off as Don and Jerry pulled Ladon to the shoulder of the road. Then they noticed that the car had stopped. Jerry ran for help as Don pulled Ladon further into the bushes. Moments later the car pulled on off down the road, not to be seen again. Jerry returned within moments with Millard Fuller and Jim Barnard. Ladon stumbled into the back seat, and they raced to the hospital. There the damage was assessed. His left nostril was ripped open, a deep gash

was cut in his upper lip, and several teeth were chipped. It took 2-1/2 hours to sew him up and bandage his wounds.

Our response to all of this harassment continues to be one of Christian love and forgiveness, as best we know how. We confess our inadequacy to get many "results" in this environment, but we steadfastly believe that God has called us to faithfully proclaim His Word on peace and brotherhood and sharing. We have no intention of compromising this witness to achieve an unjust "peace" with some racist neighbors. We need your continuing prayers as we move into an uncertain future.

While the above report is bleak, there are hopeful signs too. As reported in an earlier newsletter, several Koinonia people have been attending churches in town. Largely as a result of this, a few white townspeople have ventured out to visit with us. We have enjoyed good fellowship and the exchange of views has been encouraging. Our door remains open and we earnestly desire reconciliation with all people--white or black, northerners or southerners--for Christ calls us to "one great fellowship of love throughout the whole wide earth." To that end we are committed.

We continue to have excellent relations with our black neighbors in the larger community--and they number 60% of Sumter County's population. Much of the fear that has gripped southern blacks for decades is slowly wearing away. Black families are readily responding to Koinonia's housing village and are moving into their new homes without fear. This month the fourth and fifth families moved in. Next month we expect the sixth and seventh families to occupy their new homes. Ashton and Marie Jones, referred to in the last newsletter, will be one of those families. (The Joneses are white. Other white families will live in Koinonia Village, too.) The eighth, ninth and tenth houses in Koinonia Village are under construction. Ten houses should be complete and even more houses under construction before Christmas. We want to build steadily until all 42 houses are built.

A very successful Bible school was held during the last 2-1/2 weeks of August under the leadership of Mike Tiernan, a student at the University of North Carolina, and with the help of several Young Life kids from Philadelphia and Connecticut. Over forty children attended the daily sessions in the Koinonia Village park and playground.

We are happy to report that Koinonia Partners, Inc. has been declared eligible for tax deductible gifts by IRS. This status was applied for a year ago and a favorable ruling was expected all along, but getting it is truly a bit of GOOD NEWS! Any gift you make to this work in the future will be tax deductible. Make your checks payable to KOINONIA PARTNERS, INC. Your gifts automatically go into the Fund for Humanity at Koinonia to build houses for poor families on a no-interest basis, to start other partnership farming ventures or partnership industries, and to help carry on our outreach ministry of preaching and teaching the Good News of Christ. (The total philosophy and program of Koinonia Partners is explained in a little brochure entitled "Koinonia Partners." Write for a free copy if you don't have one.)

Another item of truly Good News is that a Koinonia "partner" in Denver, Colorado, has donated money to erect a building for a new pecan shelling plant. This building is near completion. For the time being, the old equipment will be used in the new facility, but new, much needed, machinery will replace the old as soon as funds are available. This new, expanded shelling plant will enable us to produce many more pecans for our "nut" partners and, more im-

portantly, provide several more jobs for local people. Our hearts are full over this beautiful act of concern and sharing. We know you rejoice with us about this.

The budding Tie-Dye and Dashiki Sewing Industry, referred to briefly in the Summer Newsletter, is growing by leaps and bounds. Carol Brink, Linda Woods, Laurie Fuchs, and Linda Fuller are the partners in this venture. Four more women from the larger community are working with them and even more will be hired in weeks to come. Venora Ellis, a long time friend and partner of Koinonia from Westport, Connecticut, came down with her friend Jaqui Dendy, during the first week of September to help launch the production line for this enterprise. The shirts are advertised on the inside back page of the enclosed products catalog. Your orders will help this industry grow. The partners take only a modest living allowance, and other profits, as with all partnership ventures, go into the Fund for Humanity. Incidentally, sewing machines are needed. If you have an extra one that is gathering dust, ship it down. We'll put it to good use.

The harvest is on! Peanuts are all in now. We had an excellent crop this year although some nuts were lost due to heavy rains during harvest. Our average yield was in excess of a ton per acre on 127 acres. Grapes are in too--another good crop--over 14 tons. Corn is presently being gathered and that crop looks very good too.

Our friend G.T. Miller, over in Luverne, Alabama, is still having it rough with that lingering Ku Klux Klan boycott. He's lonely in the struggle, too. Drop him a note during a spare minute. His address is simply: G.T. Miller, Luverne, Alabama, 36409. Send him a little grocery money, too, if you've got any extra in your bank account. He'll go under if we don't help out.

Right now, sit down and order your pecans, fruit cakes and candy, plus some of the other items listed in the products catalog. We ship every day and want to fill your order. Your purchases enable this little enterprise to grow and create more job opportunities for so many people. And, profits go into the Fund for Humanity, as on other partnership ventures. Some of you may want to sell Koinonia products through your club or church group, or personally from your home. A couple in Philadelphia last season sold $10,000 worth of Koinonia products from their home! On volume sales, you or your group make a profit and so does Koinonia. See the price list for volume discounts.

Most important of all, please keep us in your thoughts and prayers, and may the God of love and peace continue to rule in your hearts and guide you into acts of love, peace, kindness, and mercy in the months ahead.

KOINONIA FARM

PHONE 924-7253

ROUTE 2

Americus, Georgia 31709

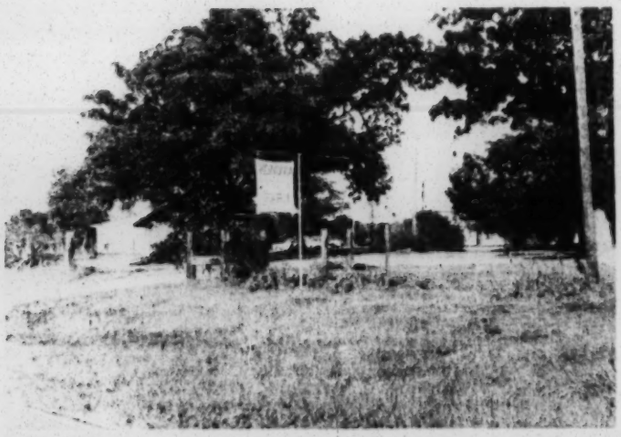
KOINONIA FALL NEWSLETTER #2 OCTOBER 1970

THIS MONTH MARKS THE FIRST ANNIVERSARY OF THE DEATH OF CLARENCE JORDAN. HIS LIFE AND GREAT SPIRIT HAD A PROFOUND INFLUENCE ON THIS PLACE CALLED KOINONIA, BUT HE TOUCHED LIVES ALL ACROSS THE LAND THROUGH HIS LECTURES AND BOOKS. HIS SPIRIT IS STILL ALIVE HERE AT THE FARM AND CONTINUES TO INFLUENCE AND INSPIRE US ALL. IT IS ALIVE BECAUSE IT IS THAT SAME SPIRIT WHICH DWELT IN CHRIST. THAT SPIRIT NEVER DIES. WE DEDICATE THIS NEWSLETTER TO CLARENCE JORDAN--CO-FOUNDER OF KOINONIA, LECTURER, AUTHOR, HUSBAND AND FATHER, OUR FRIEND AND BROTHER IN CHRIST.

Our September newsletter told you about the harassment we have been experiencing lately. Happily, we can report that we have had no more "incidents" since Ladon Sheats was hit in the face with a bottle in early September. We are also pleased to inform you that Ladon has made a remarkable recovery from this attack, and has only minor scars on his face. Many, many thanks to those of you who kept us in your thoughts and prayers during this time.

In the meantime, we continue to see our task as that of communicating and applying the radical ideas of the God Movement as best we know how, South and North. Millard Fuller and Ladon Sheats, especially, are spreading the word. This fall, Millard has spoken in Alabama, Wisconsin, Ohio, Illinois, and Canada. Other engagements this fall will take him to Indiana for a statewide United Church of Christ Youth Conference, to Illinois for a Discipleship School, to Florida twice for statewide inter-denominational Youth Conferences, and to Alabama and Florida for programs with local churches.

Ladon has spoken this fall in New York and North Carolina. He has also conducted a discipleship school in Iowa and visited at Reba Place Fellowship in Evanston, Illinois. On his agenda for the remainder of the fall are a RAP Conference with college-age young people in North Carolina, another Discipleship School in Ohio, and a speaking engagement at Trinity Church in Florence, Alabama.



Our communications, or preaching, work continues here at the Farm, too. A steady stream of visitors comes to see us, and this affords a wonderful opportunity to receive them in Christian love and hospitality and to share with them God's Word and Way of love, peace, sharing, and brotherhood. You are welcome to visit Koinonia, too. Come to see us and share with us the good things of God!

We communicate through books, records, and pamphlets as well as by the spoken word. The enclosed catalog lists these items. Two of the books just off the press are SERMON ON THE MOUNT and THE COTTON PATCH VERSION OF MATTHEW AND JOHN, both by Clarence Jordan. These books sparkle with life from the heart of the Gospel. Consider the

following passages from Matthew 19:16-26:

One day a fellow came to Jesus and said, "Doctor, what is the good that I should follow in order to get spiritual life?"

"Why are you inquiring about 'the good'?" Jesus asked.

"'The good' is one. But if you want to come into the life, abide by the rules."

The fellow said, "Which ones?"

Jesus answered, "Why, the ones that say, 'Don't murder, don't sleep with someone you're not married to, don't steal, don't lie, take care of your father and mother, and love your neighbor as yourself.'"

"I've kept them all," cried the young man. "Why am I still flunking?"

"If you want to be a mature man," Jesus said, "go, sell your stuff, give it to the poor--you will be spiritually rich--and then come share my life." When the young fellow heard that bit, he walked away crying, because he had quite a pile. Jesus said to his students, "I'm telling you a fact; a rich man finds it extremely difficult to come into the God Movement. I say it again, a pig can go through a knothole easier than a rich man can get into the God Movement."

Upon hearing this, the students were completely flabbergasted. "Who can make the grade?" they asked.

Jesus looked straight at them and said, "Humanly speaking this is impossible, but with God anything can happen."

Bessie Thomas, Jan Carlson, Sally Johnson--Work Day at Koinonia Village.

In addition to the publications listed in the products catalog, several new records are coming out within a few weeks. You may place your order now for delivery as soon as they are available. Here's a list of what is coming:

JESUS, THE REBEL - Reproduced from a tape by Clarence Jordan (Side 2 - Jesus and Possessions)	-- $3.98
METAMORPHOSIS - Reproduced from a tape by Clarence Jordan (Side 2 - Love Your Enemies)	-- 3.98
FRIENDS - A musical record by some of the young people at Koinonia (With Ed Young, Barb Watt, Pete Clark and others-- Vocal with guitar, banjo, and flute)	-- 4.98
AIN'T THAT GOOD NEWS - A Negro Spiritual Record on the life of Christ (With Bennye Terrell Milton and accompanist)	- 4.98

Sims family in their old home

On the application side of the Koinonia coin, we are still hard at work building houses for displaced rural families. The Sammy Rufus Sims family was the fifth one to move into the growing Koinonia Village. They left behind a three-room shack at the crossing of two dusty red dirt roads. Now in a modern five-room house with bath, new furniture, curtains, and a spacious yard, they have a new outlook on life. Mr Sims, Sammy Rufus's father, who also lives in this house, excitedly exclaimed after moving into the new home, "I sure hope it rains soon. I want to see what it's like

to be in a house that doesn't leak!"

Annie Lou White's shack

This month the sixth and seventh families move into their new homes. Next month, two more families will move in. . . . Bessie and Ditter Thomas, their two children, and an elderly aunt, will occupy one of the houses. Bessie and Ditter used to live in a shack without toilet or cooking facilities where the roof leaked so bad there wasn't a dry place to put the bed. Ditter worked for a farmer who paid him $25. a week. He didn't make enough money to keep his children from being hungry. When Koinonia learned of the plight of this family, they were moved to a small house on the Farm and Bessie started working in the pecan sorting room. Ditter got a better-paying job in town. The day the Thomas family moved here, Bessie's father, Mr. Reynolds, who helped them move, said, "This house sure is nice, Mr. Fuller. If these chillun don't appreciate this house, I know they won't appreciate heaven!" Bessie and Ditter are awaiting the move into an even better house--one step above heaven!

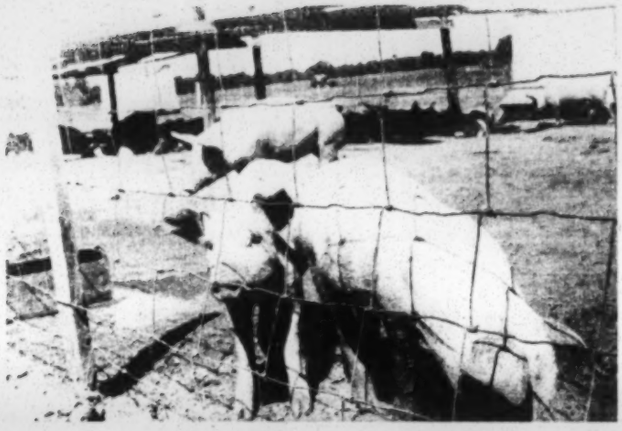
Inside Annie's shack

The aunt who will move into this bigger house with the Thomases is Mrs. Annie Lou White, an eighty-year-old woman who is nearly blind. She has been living with the Zook family at Koinonia since she was discovered several weeks ago living alone in a shack insulated with egg crates. It had gaping holes, no heat or stove. Mrs. White sat alone all day with a bed and radio as her only possessions. When she was visited by several Koinonia young people, she was nearly starving, deserted by her children, and having her social security check stolen by neighbors whose living conditions were almost as bad as hers.

All of these new houses are made available to families like the Sims and the Thomases on a twenty-year no-interest payment basis. Monthly payments range from $25 to $32. The type houses we are building would cost $75 a month and more with conventional financing. Koinonia's Fund for Humanity takes the burden of interest off the backs of the people and enables them to live in a decent house. The Fund's money is from shared profits from Koinonia ventures and from tax-deductible gifts from friends around the country and from non-interest loans. We receive no government support or foundation grants and we seek none.

We believe God has called us to a ministry to pocketbooks--those with too much money and those with too little. We encourage people everywhere to enter into a warm, brotherly spirit of sharing and partnership with their less fortunate neighbors.

The newly formed Koinonia Sewing Industry is off to a good start. Many new items have been added since the last newsletter was issued. See the enclosed flyer for a full listing of available items. Everything is made here at the Farm. Your orders give work to people who desperately need income. Profits go into the Fund for Humanity.



Little porkers are always hungry

Farming partners Joseph Johnson, George Maendel, Chris Ficker, and Ed Young are still busy in the corn harvest. We only have one old combine which has broken down at least once a day since harvest began. Nevertheless, harvest should be completed by early November. The newest farming venture is the pig program. We now have 300 squealing pigs gracing our just-harvested peanut and corn fields. They are cleaning up the peanuts and corn missed by the combine. The junior pig partnerships of Zook-Fuller and Johnson-White are doing well. Their little pigs are now hogs, weighing about 150 pounds each.

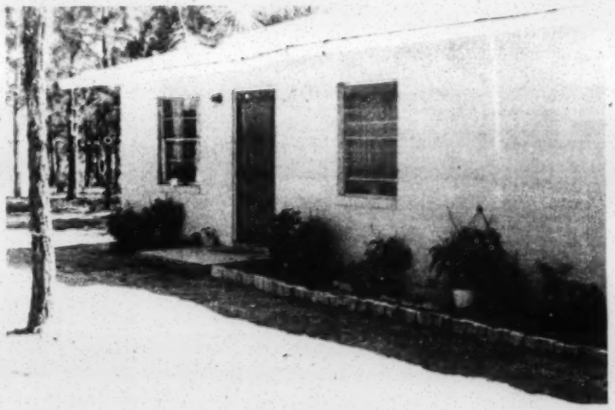
Debby Schaper, recently arrived from Connecticut, is launching a new partnership industry: pottery-making. She is working diligently right now to convert an old garage into a pottery shop. She should be in production by Spring 1971.

Thomas Woods was elected president of his school's FFA (Future Farmers of America) in a run-off against his white classmate. Integration of the shools has been without major incident so far this year. Maybe the parents will learn something from the young people.

Mike Felton has been apprenticed to Al Zook, the candy man and fruitcake baker. Al has help now meeting a back-breaking schedule that doesn't stop for holidays and weekends. Mike is handy with the spoon and chocolate pot.

The Board of Directors named a fifth member at its last meeting. Ted Swisher, a student at Princeton University, spent February to September at the Farm. He organized a tutoring-enrichment program for high school age blacks, helped with construction, and was work coordinator this summer. We feel he is a grand addition to the Koinonia team.

Don't forget to send in your order for pecans and candy and fruitcake and all the other good stuff described in the products catalog. And don't forget your friends either!



One step above heaven

All of the partners at Koinonia send you warmest best wishes for the upcoming holiday season.

KOINONIA PRODUCTS FROM THE FARM

FALL, 1970

KOINONIA PRODUCTS
Route 2
Americus, Georgia 31709

M-E-M-O-R-A-N-D-U-M

To: Arthur C. Campbell

From: Moreland Griffith Smith

Date: April 11, 1971

Re: Koinonia Housing, Route 2, Americus, Georgia 31709

Koinonia Village is the first existing low-income housing development in the Southeast to be assessed by SRC's Housing and Planning Department.

Koinonia Village consists of 1400 acres, originally an interracial cooperative farm founded in 1942 by the late Clarence Jordan. The orientation from the start has been toward a deeply Christian commitment to brotherhood. The very survival of the community through the darkest days of the Civil Rights Movement attests to the fortitude, dedication, love, and deep faith of the founder and those who joined in this venture. Shortly before Clarence Jordan's death last year, Millard Fuller joined the Koinonia family and brought to it sound business experience which has enabled it to move into new fields and expand its effectiveness without in any measure diminishing its religious emphasis.

The attached pamphlet, Koinonia Partners, is a help in understanding the motivation and philosophy of the movement, as is a recently published book, The Cotton Patch Evidence, by Dallas Lee, (Harper & Rox. $5.95)

> "...Understand the mind of Clarence Jordan whose stubborn faith gave rise to this dramatic christian

experience. The experiment has been a stormy, strife torn adventure-- because of the violent reaction of the larger community around Koinonia. Koinonia is a story about a lot of people; but it is a story built upon the strength of Clarence Jordon's spirit which all the red dirt in Georgia could not bury."

The Cotton Patch Evidence, by Dallas Lee

As of this date, 17 houses have been built. Ten are occupied, two almost completed, and five in various stages of construction. They range in cost from $6000 to $8000, with the higher figure being for a 4-bedroom house. Three bedroom houses range between $7,500 and $8,000, 2-bedroom at $6,000. One 3-bedroom with carport cost $8,5000, and one 1-bedroom reached the figure of $7,750. Average construction cost was $8.00/ sq. ft., the lowest being $6.50/ sq. ft. Basic construction is as follows: floors, concrete; walls, 8" x 12" concrete block waterproofed outside with paint*; prefabricated wood roof truss; asphalt shingles; aluminum windows; central bottled gas hot air heating (one experimental unit heated by electricity). The homes have been built mainly by two Black contractors, Mr. Davis and Mr. Sinclair Maddox (age 24). Mr. Davis also handles all plumbing and electrical work. One construction crew consisting of volunteer Mennonites is also doing an excellent job on houses and industrial buildings. Kitchen cabinets are built cooperatively as an extra, with materials costing $40 to $50.

*Toch Bros. water paint, 328 Hanley Indust. Ct., St. Louis, Mo. 63144

The Rev. Henry Duagherty is constructing an experimental house for which it is anticipated the materials, excluding paint and septic tank, will cost $2000. Paint is to be donated. The septic tank, constructed cooperatively by the residents, can be built for $200.

Manditory down payment for each house is $500. If possible, the $200 cost of the septic tank is paid at the same time, though this is not required. The loans to the owners are without interest on a 20-year basis, coming to $25 to $30 a month. The deed for the land (see attached) is for 30 years with an option for renewal. This deed is similar to the one for Jekyll Island property composed by Atlanta attorney Paul Webb for the State of Georgia. (It should be noted for SRC's confidential information, that Homestead Exemption has been allowed for Koinonia Village homeowners.) Koinonia policy is to consider that God owns the land and therefore it is not a commodity. Thus far, there has been no required will arranging for disposition of the owner's equity upon his demise. This could create problems and expense, and needs to be worked out.

The house plans have been obtained primarily through plan books--FHA, Department of Agriculture, and other low-cost housing developments. Good taste and judgement have been exercised and variations to the exteriors judiciously utilized so that the village image is quite pleasing. New lawns, flowers and shrubbery attest to the pride of ownership.

It is contemplated that the pre-school child day care center will be under construction within a few months. It is interesting to note that the park and accompanying playground is the only one existing in

the entire county. The day care centers will accommodate a present load of eight whites and twenty Blacks. Koinonia is also building a conference center to accommodate thirty-two people at present.

In addition to the construction partnership, there are income producing partnerships now functioning. These include various farm products such as peanuts, hogs, pecans, trees, vegetables. Pine trees in the village were planted in 1958 when harassment stopped other farming activities. Some Processing is also done. Pecan products, baked goods, candy, and publications are sold. A sewing guild produces dresses, dashikis, shirts, etc. Additional business ventures are in the stage of development, these being pottery making, a co-op general store, co-op drug store, co-op personal loan, jam and jelly making, and a pant factory to be managed by Bill Londeree, formerly with Lady Arrow in Ohio. $30,000 will be invested in this operation which will employ 20 people at the start and manufacture 100 dozen nylon knit women's pants per day.

Other new families bring other skills. Mr. Jim Goss, a horticulturist recently arrived with his family. His training will open new fields for the community.

Financing of all activities is done through the Fund for Humanity, which is comprised of donations and profits.

The contrast in the old industrial facilities and the new prefab Butler construction for the new industrial and administrative buildings is quite striking. Machinery and transportation is kept in top condition by a co-op maintenance shop.

There are three water systems, each with well, pump, and pressure tank. One supplies the houses, the cost for maintenance

water, and ground rent being $5.00 per month per house. Another serves the industrial work and the third the Koinonia "family" compound.

The two village streets are not yet surfaced, and it is hoped that this can be accomplished once all of the lots are full.

It is disappointing, but not unexpected, that so far no low-income whites have taken advantage of what Koinonia has to offer. The Rev. Jim Jackson is working full time trying to communicate with the nearby city of Americus, but has as yet met with no apparent success.

However, Koinonia does spread its influence beyond its immediate boundaries. Three full time people work with neighboring Blk/white? farm families, teaching skills, counseling, assisting with needed clothing and loans.

Last year, Koinonia had 4000 visitors, 10 communally working families, 50 to 60 full time volunteers, 15 to 20 short term volunteers, and from 50 to 80 persons at noon day meals. When one considers the long struggle with so few keeping it going for so long, and that as recently as 1968 there were only two families, the progress is phenomenal. Harassment has been unpredictable, inconsistent, and erratic. At times it has dimmed the candle, but it has never extinguished the flame. It glows brighter now than ever, a witness to the Genuine Christian faith and love in this happy community.

Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301

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P. O. Box 494
Atlanta, Georgia 30301

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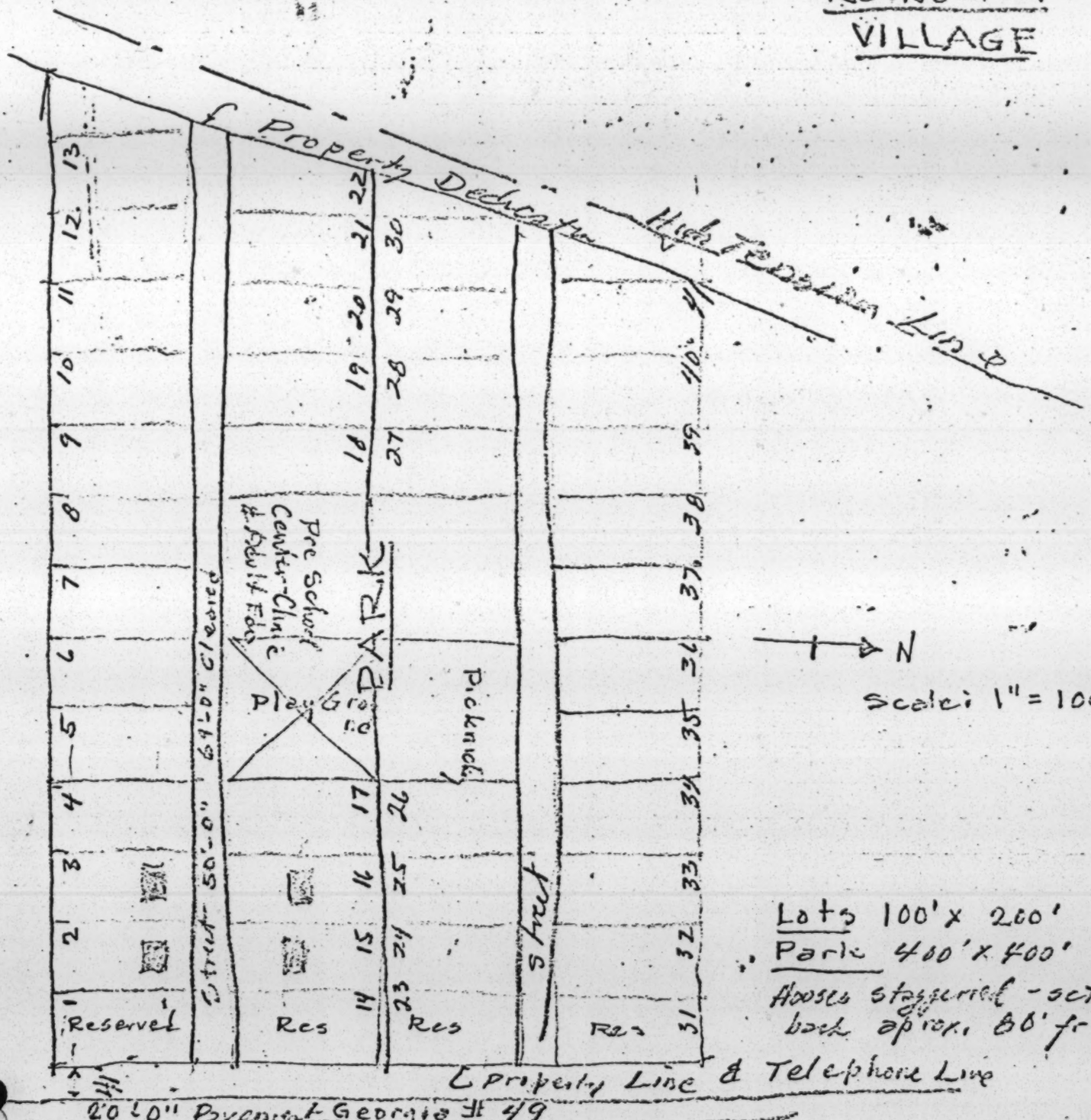
KOINONIA VILLAGE



Lots 100' x 200'
Park 400' x 400'
Houses staggered - set back aprox. 80' fr ℄

18 April, -17 Homes Compl
Playground Comp

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P. O. Box 494
Atlanta, Georgia 30301

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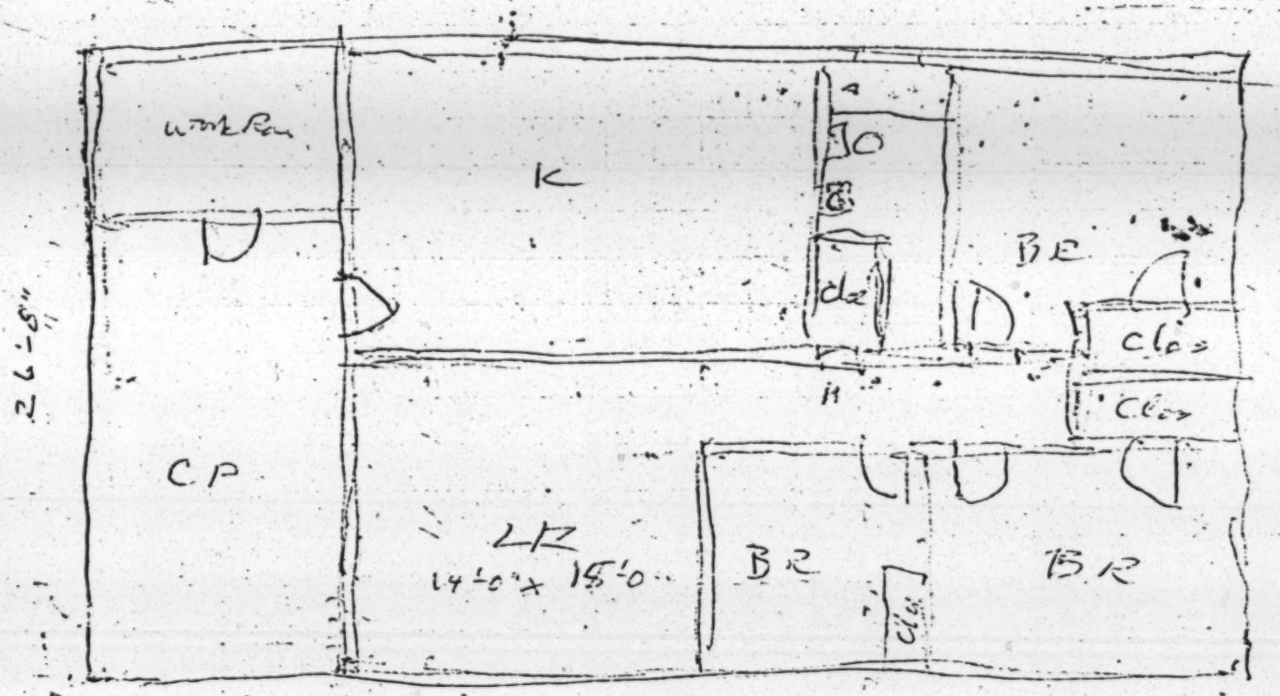

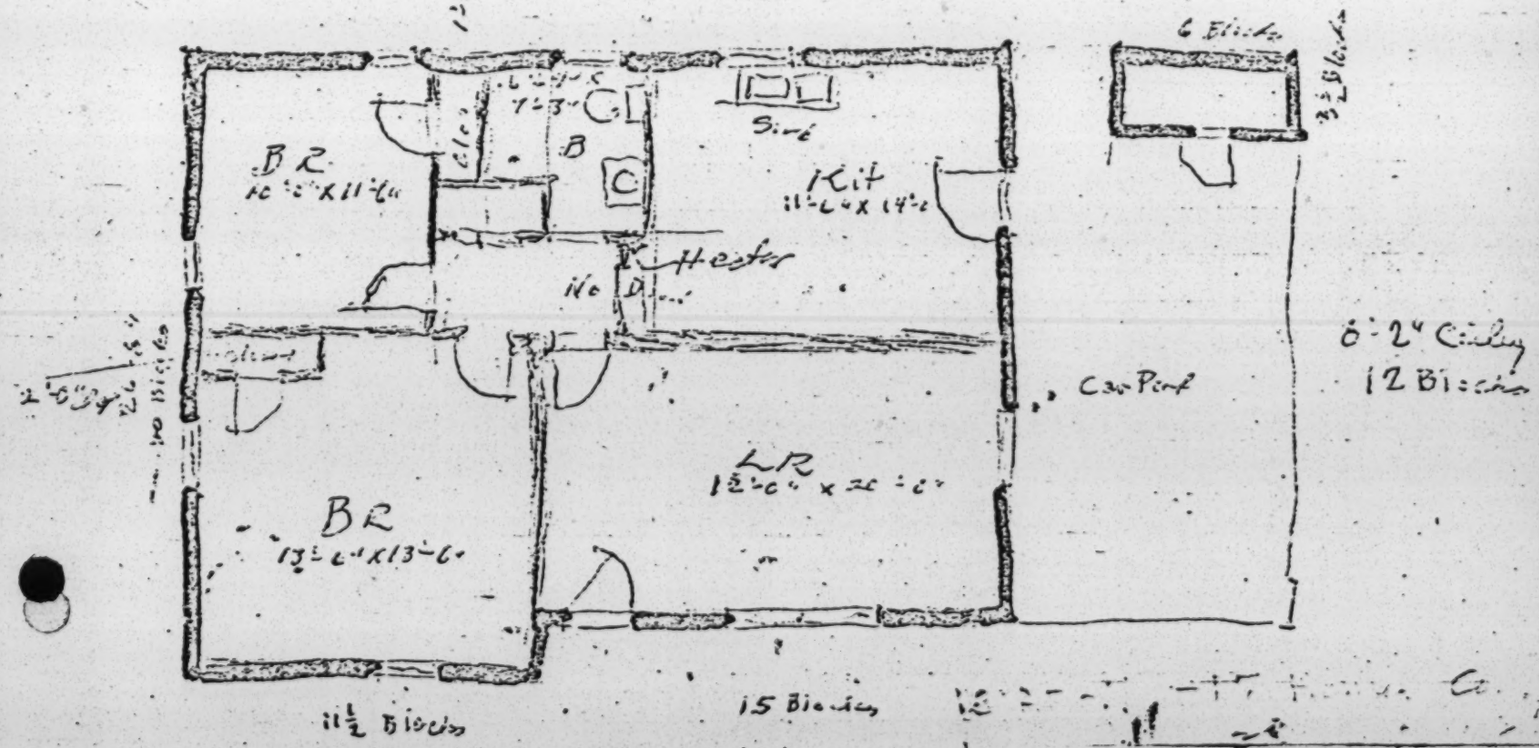

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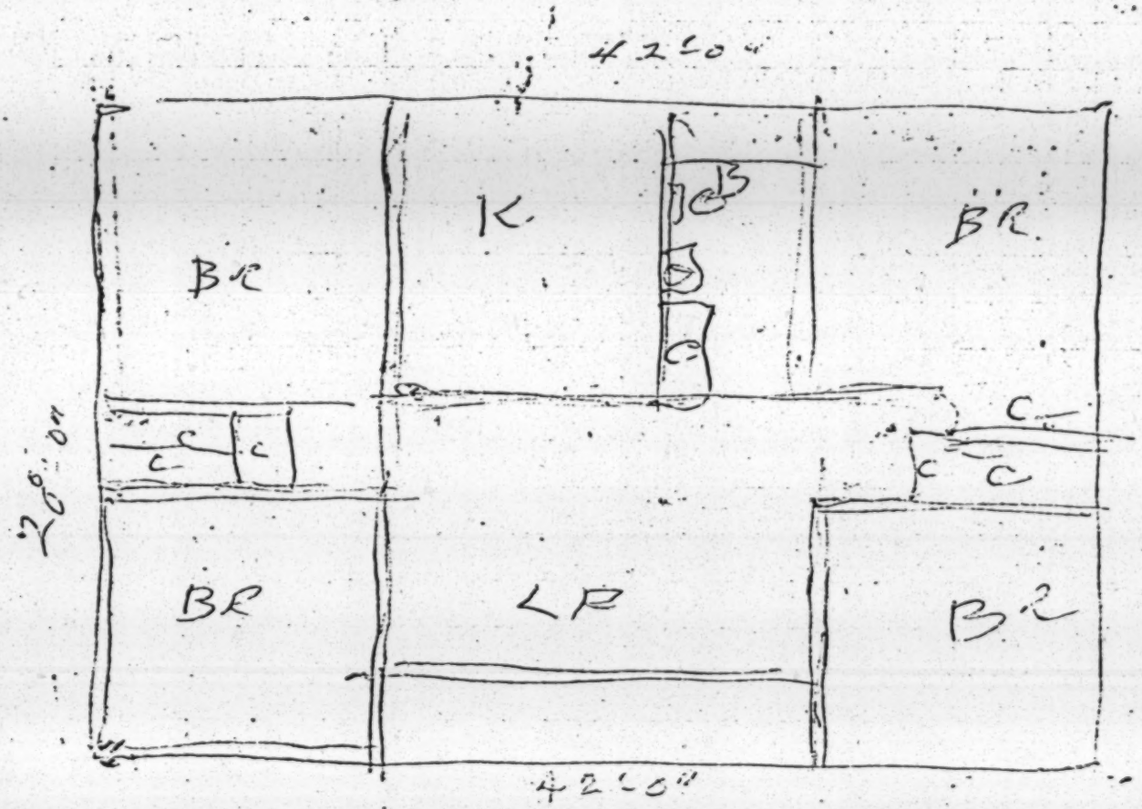

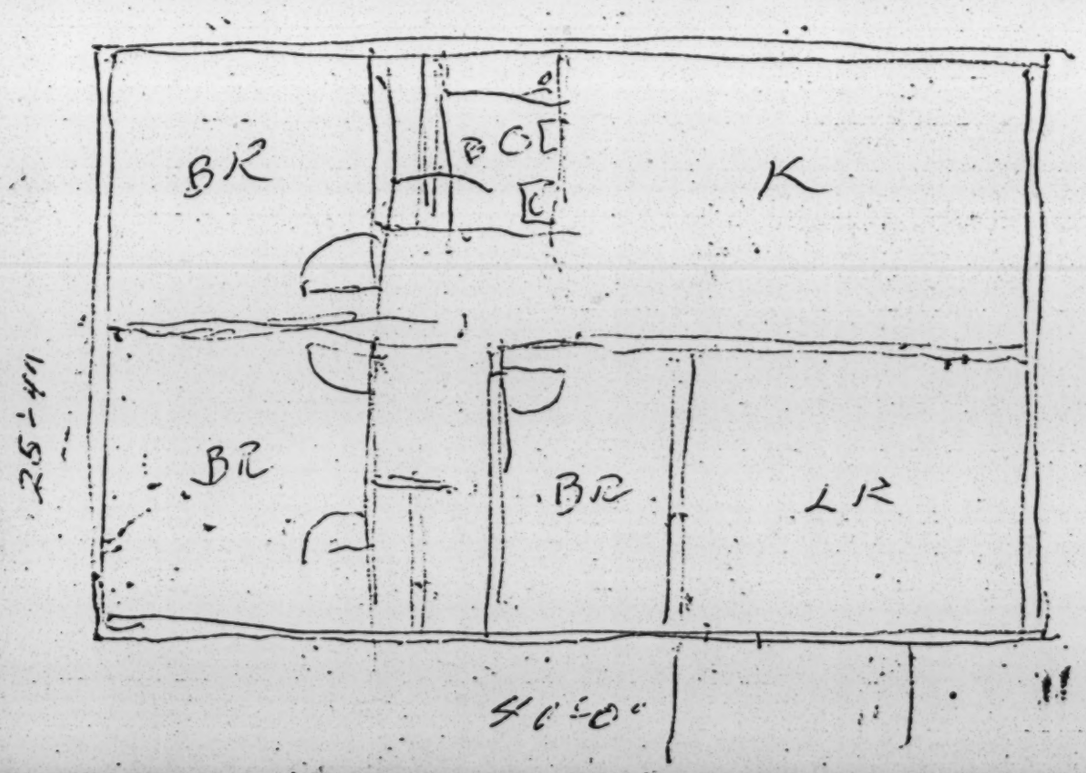

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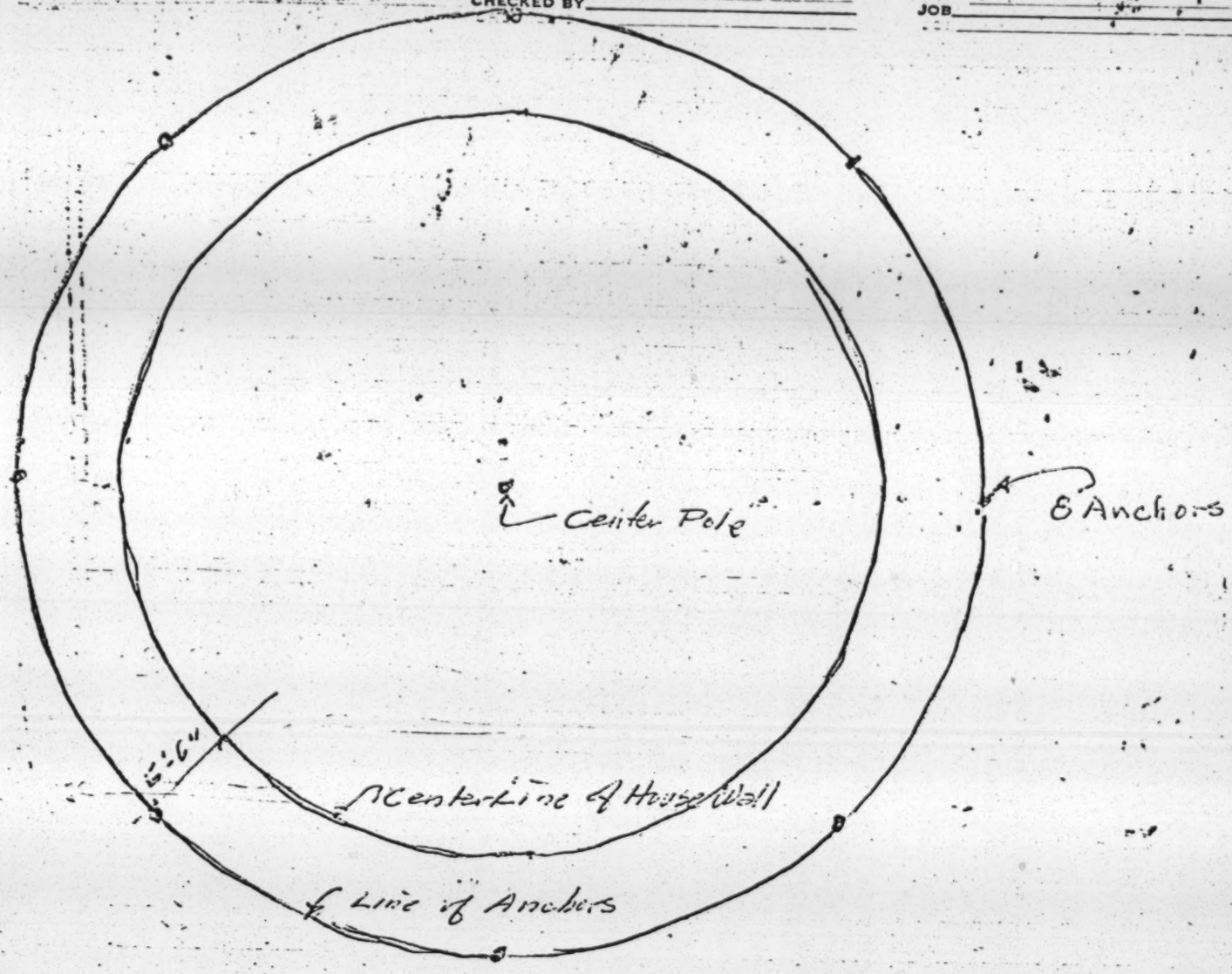


TEPEE
FERRO CONCRETE
HOUSE

Scale: $\frac{1}{8}$" = 1'-0"

KOINONIA PARTNERS

PHONE (912) 924-7253

ROUTE 2

Americus, Georgia 31709

April 15, 1971

A SHORT NOTE TO OUR FRIENDS.

* In place of the regular Spring newsletter, we are enclosing a letter from Dallas Lee, the author of The Cotton Patch Evidence, the exciting story of Koinonia's unique past. Writing the book was a moving experience for Dallas, and he has taken this opportunity to share his thoughts and feelings with you. The Cotton Patch Evidence will come rolling off the presses of Harper & Row in June--we've just finished reading the galley proofs and we are really excited about it. The book will regularly sell for $5.95; but we are able to offer it to our friends at a special, pre-publication price of $4.95. We have enclosed an order blank for your convenience.

* We have also enclosed a copy of our updated Koinonia Partners brochure, which explains in detail the present efforts of the community and our hopes and dreams for the future. We will be happy to mail additional copies to all who wish them.

* Please order your pecan products (fruitcake, candy and nuts) immediately. Due to the severity of the summer heat, we must suspend delivery of all food products on May 15--all food orders received after that date will not be filled until September.

We will continue to ship our other products--books and records--all summer.

* Things have really been jumping here on the farm, and our Summer newsletter will be brimful of exciting news about recent discipleship schools, the expansion and growth of our rural industries, continued progress in the housing village, and the growth of our own community--three new families have come down to share our way of life as new members of the Koinonia Partners family! Right now we are planting corn and peanuts and celebrating this Spring of God's blessing. Please join with us as we sow the seed and celebrate the gift of life.

KOINONIA PARTNERS

PHONE (912) 924-7253

ROUTE 2

Americus, Georgia 31709

April 15, 1971

A PERSONAL LETTER FROM DALLAS LEE TO FRIENDS OF KOINONIA:

We met at Koinonia Farm in August, 1969 for that first Koinonia Partners board meeting--Tom Boone, Ladon Sheats, and I--grinning and shuffling and feeling a little numb from having been asked to be trustees of such a far-ranging dream. After the first few moments of embarassed uncertainty, we finally got rolling on the agenda, and Clarence set forth what he considered to be one of the major priorities: a book on Koinonia Farm.

The time was ripe, he thought, to get the story between covers and out to people--not because it would make heroes of a few, but because it would document a dramatic, human struggle for obedience in the face of great resistance. Clarence had refused eager writers in times past because Koinonia was still in the middle of something he himself couldn't quite articulate. But now an era had closed and a new idea was under way. It was time to tell the story of what Koinonia had been trying to be since 1942.

We were enthusiastic about this. All three of us had been stunned by Clarence's powerful teachings and by his magic storytelling of adventures at Koinonia Farm. We knew there was a big story here--a story with humor, tragedy, violence, and courage. We were certain it could make significant commentary on religion and culture in the U.S.A.

The question was: who should do it? I think we all sat there and searched our minds for the ideal writer, for the name of some giant-of-a-Christian-journalist. But in spite of our enthusiasm, names would not come to mind. This was an important decision to make, and it was obvious to all of us that we were going to need time. Obvious, that is, to all except Clarence, who never seemed to think about things quite the way most other people did. He could see things with a forthright simplicity which was almost breathtaking at times; in this case, Clarence would either think a person could do it, or he would think he couldn't.

He said he thought I could.

And I nearly dropped from the end of the couch. Oh, I was the first person I had thought about too, but that was out of sheer fantasy. Clarence's real words took me completely by surprise. My mind racing, I tried to respond to Clarence's suggestion. "Well," I stuttered, wrinkling my eyebrows in as serious a gesture as I could, "I...uh..," and unintentionally, I revealed my secret wish. I had intended to say - "Thanks, Clarence. That's a real honor. But we need to think of an established author who could...." Instead, what came out was - "Uh...well...I'll tell you this: if I were to do it, I'd find a way to get down here and spend some time, a lot of time. Yes sir!"

After collecting my thoughts which had become disordered with excitement, I suggested that Clarence himself write the book. He was a classic storyteller of the old spit-and-whittle brand, and I truly could think of no more powerful

communicator on the subject of Christian faithfulness. But Clarence didn't think it right for him to tell the story he was so intimately connected with, and he didn't wish to take the time from his translation work in progress. So we adjourned that first meeting without a final decision on the book, but with the definite intention of thinking of other possible writers.

I thought about the book more and more in the early Fall of 1969. I had plenty of time to--I was in bed with hepatitis. I finally wrote Clarence near the end of October and told him I thought he should do it himself, that the book deserved that sort of priority. And I meant it. But I also said something else I meant. I said that if he still felt he should not take on the project, then I would like to.

Clarence died in his study shack four or five hours after that letter arrived. He didn't leave an answer for me. Or, initially at least, I didn't think he did. As we buried him the next day, I hoped he had read the letter before he died, not because of its content, but because it was a communication to a man I loved. I hoped that whatever last gesture I had made in his direction had gotten through. (Florence told me after that he had read the letter.)

Millard called me a week or two later. Characteristically, he got right to the point--"How would you like to do the book? I think it needs to be done as soon as possible now." No modest second thoughts or lack of confidence entered my mind this time. I simply said, "I want to do it." And I did.

I just took a leave of absence from my job and moved to Koinonia, and walked each day for three months down that grassy road, across the winter field to Clarence's little green shack, and listened to him. The old Wollensak tape recorder had not been all that reliable, but I never had trouble. Each day I put on a tape of some lecture by Clarence, and began hungrily to take in the mind of the man whose stubborn faith gave rise to one of the most dramatic Christian tales of the 20th century.

In between tapes, I began rifling the files of letters, community meeting minutes, old newsletters, and clippings, and tracking down people for interviews who had given a portion of their lives to the Koinonia Farm experiment. I was used to working with lots of people around, and I had the habit of jumping up to share every interesting item that passed my way. But now here I was in a little shack, surrounded by frosted, wind-blown dirt, 300 yards from the nearest friend. I would stand suddenly and pace rapidly about the room and laugh or shout or open the door and say to the weeds, "Well, were you aware of <u>that</u>?" I felt like a little old domestic meat grinder through which someone was trying to stuff four tons of hamburger every day. I found myself praying simply, "Lord, if you can hold my clapboard mind and my sagging ribs together just a few months, I'll get all this processed for the world to digest." I honestly began to feel that when I completed this work I would be physically and mentally wasted like a small woman who had just delivered quintuplets.

But, of course, I evened out, got my second wind, and plunged on. I had taken a five month leave of absence from the Southern Baptist Home Missions magazine. Clearly, that wouldn't do. I resigned and spent a full year on the book.

The story was about people--people who disrupted a course tradition had set them on and gave themselves totally to an experiment in Christian lifestyle that put them on a pilgrimage of honest, active faith in a world of people who were afraid to live by their professed religious convictions. And so people were the primary resource for telling this story.

The experiment was a stormy, strife torn adventure--because of the violent reaction of the larger community around it and because of the inevitable internal struggles of many different people, each an individual, to forge a meaningful life together. You see, they had no heritage of such fundamental activation of the faith on which they could build. And asking the participants to open up and talk intimately about experiences that reached to the core of their spirits was a lot like asking a family to share its most intimate, internal successes and failures, its rages and its loves. But many from that old Koinonia family did communicate with me openly and trustfully to help me gain an understanding of the true nature of who and what they were striving to be.

For me, the most exciting part of the work was telling about Clarence's earliest dream, about him, and those who joined him, striding through smoking hell and high water to flesh out the dream, arriving, finally, after 20 hard years, at a somewhat disappointing end--and then telling about Clarence, rising up again with a tired body and incredible fierce spirit, to rumble out a new dream that is firing the imaginations of thousands again.

The Cotton Patch Evidence is a story about a lot of people; but it is a story built upon the strength of that man's spirit, which all the red dirt in Georgia could not bury.

april 1970/$1

a voice for the emerging church

FAITH/AT/WORK

THE LEGACY OF CLARENCE JORDAN
His final interview

SIGNALS for UNDERGROUND CHRISTIANS by Bruce Larson

A HERE AND NOW JESUS

In 1942 Clarence Jordan founded Koinonia Farm in southern Georgia. An interracial Christian community that grew to include some forty to sixty people, it bore witness to Christ in an area that tolerated, but could not comprehend, its style of life. *AN INTERVIEW BY WALDEN HOWARD*

The Legacy of Clarence Jordan

FOR fourteen years they lived and worked in comparative peace but the Supreme Court decision in 1954 outlawing segregation in the South made their presence intolerable to most of their neighbors.

As the Atlanta Journal said in 1957, "Had it not been for the Supreme Court decision and the terrible strain it placed on racial relations in the South, it (Koinonia Farm) might have gone down in history as a successful voluntary experiment in a field in which there is much theory, but very little practice.

"But this field became untenable in the South with the political action that followed this decision of the court. And Koinonia, though its name means fellowship, became a crisis, a sore spot, a rallying cry for the Klan, and as suspect as an encampment of Arabs in the middle of Israel."

For two years the community at Koinonia was subjected to violence and total economic boycott. Night after night they were shot at. Their roadside store was bombed. They could neither buy nor sell anywhere in the county. That they lived through the siege is due to the grace of God and the support of thousands of friends across the nation who bought pecan products from the mail order business they developed.

The irony of the situation was pointed out by Garry Singleton, in a letter to the editor of The Atlanta Journal, who commented at the time, "It was to escape just such persecution as Koinonia is undergoing that our ancestors came to this land."

After nearly thirty years the witness of Koinonia has taken on larger dimensions. A Board of Directors has been formed for Koinonia Partners and Millard Fuller has become its Executive Director. A Fund for Humanity has been established to solicit gifts and use them to build interest-free homes for the poor, and to establish joint ventures to business and farming. Younger leadership had already taken the reins at Koinonia when Clarence Jordan, suddenly on October 29, died of a heart attack.

Years ago, Jordan set aside a corner of the Koinonia property as a burial ground for the poor. On October 30, Jordan himself was buried in a plain pine box, in an unmarked grave, among his departed friends.

A graduate of the University of Georgia in agriculture, Clarence Jordan brought scientific farming methods to Sumter County and shared them with the poor: crop rotation, erosion control, improved peanut harvesting methods, poultry and egg production.

A great story teller with a rare sense of humor, Jordan charmed audiences in many places across the nation, then challenged them to a radical commitment to Jesus Christ. But he is best known, perhaps, for his "Cotton Patch translation" of portions of the New Testament. With his Ph.D. in Greek and his roots in the deep South, he reinterpreted the Gospel within the social and religious situation he knew, and suffered from, so intimately. Association Press has published his Cotton Patch versions of Paul's Epistles and of Luke-Acts.

We talked at six in the morning in the still-dark common room below the simple apartment where Clarence Jordan lived at Koinonia Farm, outside Americus, Georgia. The sun had not yet risen on what was to be a long and busy day. If we were to talk without interruption it would have to be now.

And so began what, to our knowledge, was to be the last formal interview with one of America's prophets before his death in October, 1969. He spoke briefly of the contributions Koinonia had made to the agriculture of the area, then moved on to talk about its spiritual impact.

HOWARD: *Why did you start the community at Koinonia?*

JORDAN: I'd have to go way back to my boyhood to answer that. I grew up asking some serious questions about the church. I was devoted to the church,

Continued

The Legacy of Clarence Jordan

but I used to pass the prison camp every day on my way to school and I saw how men were treated on the old-fashioned chain gang. I stopped and made friends with them. They were almost all of them black men, but they seemed more alive, more genuinely human, than the people I met at church.

The warden of the chain gang was a Mr. MacDonald, who sang in the choir. One hot night, after the choir had sung "Love Lifted Me" at an August revival meeting, and Mr. Mac had seemed to me to be especially carried away by the song, I heard one of the prisoners on the chain gang being whipped. His agonizing groans woke me up. It nearly tore me to pieces. That man's agony was mine and I was sure I knew who was inflicting it. It was Mr. Mac. I was twelve at the time and for a long time I was mad at God. If Mr. Mac was an example of love, I didn't want God.

My first impulse, as I grew older, was to be a lawyer and see that justice was done. But most of the blacks didn't end up on the chain gang. They were simply living in hunger and oppression. They needed justice, too. In fact, justice was needed in every area of life. That thought led me to study agriculture. I wanted to help the poor people lift the awful burden off their backs. But there was little of God in my motives.

In my senior year at the University of Georgia I began to realize that a dimension was lacking. You could give black men better cotton, but the whites already had all I wanted to give the blacks, and they were for the most part living in hell. What assurance did I have that giving blacks better cotton would land them in any less hell than the white folks?

So I was driven in desperation to search for spiritual resources. It occurred to me that I had thrown Jesus out because of Mr. Mac. Maybe Mr. Mac didn't really represent Jesus. I looked at the New Testament and it read differently than before. I read, "Man does not live by bread alone, but by every word proceeding out of the mouth of God."

I never lost my desire for bread but a new desire for the bread of life came in. I went to Southern Baptist Theological Seminary, not with any desire to preach, but out of a burning desire to know what were the words proceeding out of the mouth of God. I stayed until I got my Ph.D. in Greek. I just wanted the Bible to speak to me in the original language.

Having gone as far as I could in that direction, I began to ask, "Lord, what do you want me to do?"

The problem of the ghettos hadn't yet come to the conscience of suburbia, but I felt I wanted to be there. So for four years I worked in the Negro community in Louisville, Kentucky, in the heart of the ghetto. It was a spiritual awakening for me. Many were refugees from Georgia and Alabama who had been forced off the farms. The city was grinding them up. It drove me to get back to the areas that were vomiting these people up and see if we couldn't reverse the trend from the farms to the city.

I felt God wanted me to go back to my native state and implement some of "the words out of the mouth of God." So Martin England and I, and our wives, met to talk and pray. We felt like Abraham: "Get thee out of this country into a land that I will show thee."

We didn't know just how to implement them, but we felt we had the guidelines. There were three areas in which we felt that the churches were utterly failing to bear witness: race, and war, and materialism.

The four of us found a 400-acre farm in Sumter County, Georgia, and in 1942 we had our beachhead from which to operate.

It scared the devil out of us to think of going against Southern traditions. White men could disappear as easily as blacks. But were we going to be obedient or disobedient? Surely no one would argue over the revelation of the New Testament that God is no respecter of persons.

We were in World War II then. It bothered the daylights out of me that the song of the Church by and large was war, hate, and destroy your enemies. We had to break with that. That too scared us. As our fellowship grew our men went to the penitentiary instead of the army.

We felt that love was not a passive force. It was not copping out to choose love and forgiveness and reconciliation as a way of life. Since I was an ordained minister my draft board automatically deferred me, and put me in the 4D category, though I specifically registered as a conscientious objector. I didn't want an automatic deferment so I fought the draft board. But they said, "Regulations." Since they wouldn't let me put my life on the line, I chose, as an alternative, to fight Hitler and fascism in South Georgia rather than in Germany. And, believe me, he was quite well established in that area.

But we chose to fight with other weapons. We were committed not only to non-violence but to active goodwill to anyone who might attack us.

Finally, we wanted a fellowship where we could be brothers, where we could all pull up to the same table, the Ph.D. and the illiterate, instead of one brother living in a big house and another brother living on next to nothing.

So we rejected the world's system of distribution according to greed and accepted the early Church's principle of distribution according to need — that led to a common treasury, and the accusation that we were Communists.

HOWARD: *Dr. Jordan, you've made it quite plain that there is a negative side to Christian witness as well as a positive—that one must witness against false values as well as to Jesus and His values. What is the false value that Christians in America most need to bear witness against?*

JORDAN: The most obvious false value is the worship of mammon. America has become so success-conscious, so status-conscious, so materialistic! We tend to measure success in terms of possessions. This just devastates us.

The thing we must witness most against is this trend toward the worship of material things. It expresses itself in exploitation of all kinds. I'm quite sure the Negro, for example, is so terribly exploited because we want the benefits of his labor.

We have not found the deeper meaning of life, so we have to fill the vacuum with all kinds of trinkets and baubles, and we exploit

others to get more for ourselves.

A man can't get more than his share unless he's taking it from someone. And if you're taking more than your share, somebody is left with less than his share.

A person who is deeply satisfied at the spiritual level and has learned the deeper secrets of life can be happy with relatively few things. I think we have got to set the example of a simple life, of not striving for status and things. Here at Koinonia we have found that life can be very, very rich with a modest amount to meet our physical needs.

HOWARD: *Do you believe this style of life at Koinonia is the one intended for all Christians?*

JORDAN: I don't think there is any one form. But there's got to be a new spirit. We've got to demonstrate God's New Order in contrast to the world. The pattern of the world is that the big boy with big power and big energies gets a vast amount of money while the fellow with little energies and little abilities —who may be equally important to the success of a business, but unable to express his power—gets almost nothing.

HOWARD: *Are you recommending a new economic system? Is there such a thing as a Christian economic system?*

JORDAN: I don't think there is. But there is such a thing as a Christian spirit that will infuse any system and transform it and modify it to fit in with the Christian spirit of love and mercy and compassion and brotherliness and kindness.

HOWARD: *How might this work?*

JORDAN: It is conceivable to me that a man with a deep fulfillment inside could work for very little. Why couldn't a doctor or a lawyer say, "This money is really more than I need. I don't have to get into the rat race for status. My needs are adequately met. I'll turn some of my pay back in."

Let's put it this way. If I were pastor of a church and made $15,000 a year, and the janitor at our church had more children than I, and greater needs, why couldn't we trade salaries? I would get the five or six thousand he makes, which is all I need, and he would get the $15,000.

That's the Christian spirit. You have a brother sweeping floors and a brother preaching the Word. There is no difference between them in the sight of Christ. So the brother in the pulpit says to the brother with the broom, "I don't want to eat chicken while you're eating chitlins. Let's share in this."

HOWARD: *But how does a person determine what he needs, and where does he draw the line between what he needs and what he wants?*

JORDAN: It's pretty largely a matter of the inner man. The emptier a man is on the inside the more he feels he has to have on the outside. The Greeks had a saying that a true scholar didn't have time to be rich. He was involved with the fulness of life, and didn't want to clutter up his life with external things.

HOWARD: *What about art and music and books? What if I should feel the need for these things to fulfill myself as a person?*

JORDAN: Need is a relative thing. For instance, one of my biggest needs is books. I need books before I need food. Perhaps yours is for records and Hi-Fi because you love music. At Koinonia we recognize the need for more than food and clothing and shelter. There is no virtue in poverty. But just as each of us can tell when he's eaten too much, he can tell when he's taken too much and lived too high. We believe that the standard we live on at Koinonia is reachable for every man, woman, and child in America, if the goods of this country were equally distributed. So we say that if each of us in this country were willing to live on a standard that provided our basic necessities, nobody would have to go hungry.

The houses we're building for the poor will be as good as or better than anything we ourselves are living in. We build a three bedroom brick house for $6,500 and sell it for $25 a month, interest free, because Christian people have made their excess money available for this purpose.

HOWARD: *To carry out the Christian spirit, does one need to be part of a community like Koinonia?*

JORDAN: A community is a tremendous expedient. Instead of relying on savings accounts and life insurance we rely on the members of the community to care for each other. We are united as a family. A person who isn't in a community has to take care of himself. I have nothing against a man setting aside

money if he has to carry his own load. I think it's a poor system, but many people prefer it.

Suppose the astronauts who have gone to the moon took the position toward each other that we take in business. Suppose when Neil Armstrong first set foot on the moon, Buzz Aldrin had lifted the ship fifty off the surface and said, "Armstrong, what will you give me to set it back down?" We're capable of teamwork and cooperation, but too often we act only out of selfishness. We've got to have a new spirit.

HOWARD: *Is it possible for a Christian, then, to work in the present system and carry out his ideals?*

JORDAN: Inconsistency is normal for the Christian, living as he does, in tension, with an unChristian world and with his own selfish nature. But he is constantly trying to enlarge the areas of consistency so that his actions are more and more oriented around the Gospel and the teachings of Jesus.

Jesus spoke of this when they asked him about paying taxes. He asked for a coin and said, "Whose image is this?" When they said, "Caesar's," he went on, "Then give Caesar whatever has Caesar's image on it, but don't give him what has God's image on it."

Here's where I have to draw the line. If Caesar (the government) asks for my money he can have it, but when he comes asking for *me*,—I say, "I don't have your image on me. I'm made in the image of God. Only God can own me."

HOWARD: *How hopeful are you about the future? Do you see real signs of hope?*

JORDAN: A Christian is nearly always a pessimistic optimist. He is a child of hope. He knows that ultimately God has the world in His hands. But at the same time he is a realist. He's not looking at the world through rose-colored glasses. He sees the gathering storm, he faces crucifixion, but somehow or other he also lives in the light of Easter morning. He knows Christ is risen and that something *new* will come into the picture. There are dark forces at work in this world. Apart from Christian hope I would see nothing but darkness ahead, as though we're on a collision course with doomsday.

What bothers me most is that America in the years ahead is going to be called on to make far-reaching decisions involving not only ourselves, but the destiny of the world. And I don't think we have the spiritual wisdom to make the right decisions.

There's a clear picture of America drawn in one of the characters of the Old Testament. Even the name corresponds. His name was Samson, and our name for the United States is Uncle Sam. Samson was very strong, but his strength was external and therefore quite vulnerable. It lay in the length of his hair, just as ours lies in our technology, in our scientific achievements rather than our spiritual and moral character.

When Samson was stripped of his power and his eyes put out, they put him in prison, but they forgot that his hair would grow back and with it his strength. So when they made sport of him one day he pulled down the pillars, destroying not only himself but the whole house.

What we've got in America, I'm afraid, is that kind of blind power. We have the potential not only for self-destruction but total destruction. It may come to the point some day, that if Uncle Sam is made sport of, he will just push all the buttons on the console, and say, "Let them blow, boys, let them blow!"

HOWARD: *Do you ever wonder, Clarence, if your living out something in a small community in an obscure place has accomplished any good? What can any of us, or any small group of us, expect to accomplish?*

JORDAN: Well, one always lives with the hope that he is doing some good. But he never dares make his basic decisions on whether or not they will do good, but only in the sense of being a person of integrity.

I've wondered many, many times how much good we were doing by letting those people ride by here and shoot at us. You hope and pray that good will come of it, but you do it in your struggle for integrity. I don't suppose the disciples ever thought of the crucifixion as doing good. But ever since that Man on the cross prayed, "Father, forgive them," this world just hasn't been the same. Perhaps the thought went through His tormented mind, "Well, what good is all this?" But you can't make your decisions on that basis.

To think in those terms becomes strategy. And love is never "strategic." The minute you love your wife so that she will cook you a steak, it isn't love any more but a polluted form of selfishness. You believe deep down that love does good, but that's not the reason you love. You love for love's own sake. Ours has been a struggle for integrity. What will come of it? I hope we can say, "We've been obedient."

Ω

WHAT WE NEED

It was the Saturday before Labor Day. At breakfast I said to our three children, "I'm going downtown shopping today, so if there's anything you need for school next week, let me know. This is your last chance."

"Oh, Mother, can I go with you?" they all asked together.

"No, I haven't time to take anyone with me," I replied. "Just write what you need on a piece of paper and give it to me."

"But I've *got* to go," our oldest protested.

"Why do you have to go, Susan? I asked.

"Because I don't know what I need 'til I see it."

—M'lou Jacoby
Springfield, Pennsylvania.

TERM DEED

STATE OF GEORGIA

COUNTY OF SUMTER

THIS INDENTURE of lease, made this _____ day of _____ _____, 19___, by and between the KOINONIA PARTNERS, INC., a charitable corporation chartered under the laws of the State of Kentucky, hereinafter styled "Lessor," party of the first part, and _____ of the State of _____, and County of _____, hereinafter styled "Lessee," party of the second part;

W I T N E S S E I H:

That the said party of the first part, in consideration of the payment of the annual rental hereinafter set forth, and the covenants, terms, and conditions hereof, does by these presents, grant, bargain, sell and convey unto the party of the second part, for the term of years hereinafter specified, the following described property of Koinonia Partners, Inc., in the County of Sumter, in State of Georgia, shown and designated on a Plat Book at the offices of Koinonia Partners, Inc., to-wit:

Lot(s) _____ of Koinonia Village Subdivision _____, and more particularly described as follows:

To have and to hold unto the said Lessee, _____ _____, heirs, and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, _____ _____, heirs, and assigns, for the term of years hereinafter specified.

The term of this lease is for the period beginning the _____ day of _____, 19____, and ending on the _____ day of _____, 19_____, for which the Lessee agrees to pay the Lessor, at its offices in Americus, Georgia, or at such other places as the Lessee may from time to time be directed, an annual rental of $_____, payable in advance, (the first payment due upon the execution and delivery hereof), with the option of renewing said Lease Indenture for successive thirty (30) year periods for so long a time as the Lessor may by law be authorized to make such extensions

THIS LEASE IS MADE UPON AND SUBJECT TO THE FOLLOWING TERMS, CONDITIONS, AND LIMITATIONS:

FIRST

It is mutually agreed by and between the parties that the leasehold estate hereby granted is, under Georgia law, an estate for years.

SECOND

It is mutually agreed by and between the parties that the leasehold estate hereby granted may not be sold or assigned by the Lessee without the express consent, in writing, of the Lessor; PROVIDED, HOWEVER, that if such express written consent of assignment of sale is given by Lessor, that each and every provision, covenant, condition, power, and agency created by this lease be extended to, be binding upon, or inure to the benefit of the

successors, administrators, Executors, heirs, and assigns of the parties hereto.

THIRD

The Lessor does hereby grant, bargain, sell and convey unto the Lessee the house and appurtenances thereto constructed on the lot(s) described herein for the sum of _____ _____ Dollars ($) lawful money of the United States to be paid in 240 equal monthly payments, without interest, on the first day of each month, commencing on the 1st day of _____, 19_____ and continuing until said purchase price shall have been paid in full. As evidence of said obligation to pay said purchase price, Lessee has concurrently herewith executed and delivered to the Lessor a Promissory Note for _____ Dollars ($) payable on or before twenty (20) years after the date hereof, without interest, in monthly installments of _____ Dollars ($) at the office of Koinonia Village, commencing on (1) month from the date of execution of that document. Nothing in this Term Deed shall be construed to limit or restrict the right of Lessee to encumber said dwelling or building by mortgage, security deed or other proper instrument. PROVIDED, HOWEVER, that should Lessee desire to sell or convey his interest in said dwelling or building, he shall first offer it to Lessor in the following manner:

(a) Lessee shall serve notice in writing to Lessor at the office of Koinonia Partners, Inc., Americus, Georgia, by registered mail, return receipt requested, indicating that Lessee has a bona fide offer for the sale of his dwelling or structure, the name and address of the person desiring to purchase the same, and the sales price and terms of payment of such sale; said notice shall also contain an offer to sell said dwelling or structure to Lessor upon the terms and conditions set forth in the aforesaid bona fide offer.

of sale.

(b) For a period of thirty (30) days after the receipt of said notice, Lessor shall have the right to purchase said dwelling or structure according to the terms of said bona fide offer. If Lessor fails to exercise such option, Lessee may sell or convey its right to the dwelling or structure to the party making the aforesaid bona fide offer, but only at the price and upon the terms as specified in said notice.

PROVIDED FURTHER HOWEVER, that nothing in this paragraph shall prevent a sale by Lessee of its interest in a dwelling or structure on the premises described herein at any time provided Lessee receives prior approval in writing from Lessor.

FOURTH

Only one (1) dwelling house may be constructed upon the lot(s) and it and all appurtenant structures shall be constructed subject to the rules and regulations on file at the office of Koinonia Village. No auxillary dwelling, building or structure may be constructed or installed by Lessee without the written permission of Koinonia Partners, Inc.

THE LESSEE HEREIN CONVENANTS AND AGREES:

FIFTH

The Lessee herein agrees to be solely responsible for the prompt payment or discharge of any and all taxes which may be assessed against, or become leins upon, said leasehold interest and the improvements located thereon.

SIXTH

To pay promptly, when due, the annual rental hereinbefore specified.

SEVENTH

That any dwelling, building or improvement upon said premises shall be kept in a good state of repair and any dwelling or other structure shall not be removed from the premises nor shall

any of the said improvements be altered or modified in any way so as to violate the conditions set forth in the rules and regulations of Koinonia Village. A copy of said rules and regulations is on file at the office of Koinonia Village.

EIGHTH

That the Lessor does not assume responsibility for protection of, or liability for, or trespass upon the property demised, nor shall it be in any way liable for damages to the property or improvements thereon on account of fire, windstorm, water or any other cause whatsoever. That the Lessee hereby releases the Lessor from any and all damages to both person and property suffered upon this leasehold, and will hold the Lessor harmless from all such damages to third parties during the term of this lease.

NINTH

That the Lessee will be permitted to do the necessary and desirable grading and clearing of the property but only upon written consent of the Lessor, all other cutting of trees and grading being expressly prohibited.

TENTH

The Lessee shall at all times have the right to encumber by mortgage or security deed, or other proper instrument in the nature thereof, as security for actual indebtedness, Lessee's estate for years or leasehold estate, together with Lessee's right and interest in and to the building and improvements on the premises herein described, and in other property so affixed to said land or building as to be a part thereof. However, any and all such encumbrances shall at all times be inferior and subject to the prior right, title, and interest of the Lessor herein.

ELEVENTH

The holder of any security deed may notify Lessor, at its offices at Americus, Georgia, of the address of the holder of such security deed in order that copies of all notices of default, as hereinafter provided, may be mailed to such holder of any security deed against said property, and the Lessor covenants that copies of all notices, as hereinafter required, will be mailed to such holders of security deeds as have complied with the requirements set forth in this paragraph, and the prosecution of the rights of the Lessor pursuant to such default shall be ineffectual against such holder of a security deed unless such notice shall have been so mailed.

TWELFTH

In the event of default as herein provided, and after mailing of notices hereinabove required, and the Lessee, or his successors in title, or the holder of any security instrument, shall have not, within the prescribed time, cured such default or defaults, then and in that event the Leysor may proceed to declare this lease to be terminated and to sell all the right, title, and interest of the Lessee to the property herein described, together with all improvements thereon, and for the purpose of divesting the interest of the Lessee herein, the Lessee does hereby constitute the Lessor his agent and attorney-in-fact to make to the purchaser at such sale a good and sufficient title to the estate for years vested in the Lessee by this instrument; it being understood and agreed that the foregoing power, being coupled with an interest, shall be irrevocable by the death of the Lessee; the making of a deed to the purchaser under the powers herein contained shall divest all right, title, and interest of the Lessee, his heirs, and assigns, in and to the

said property; and that by agreement the said Lessor, its agent or legal representatives or assigns, shall be authorized to proceed summarily to put purchaser or purchasers in possession; the said Lessee covenanting and agreeing to surrender the possession of said premises without let or hindrance of any kind; and that the powers herein contained shall inure to and vest in the successors or assigns, agents or legal representatives of the Lessor; and the proceeds of any and all such sales made pursuant to this power of agency shall be applied first to the expense of the sale and next to any arrearages due Lessor, and the remainder of said proceeds to be paid to the Lessee, his successors, heirs, administrators, executors, or assigns.

THIRTEENTH

No failure of the Lessor to exercise any power given the Lessor hereunder, or to insist upon the strict compliance by the Lessee of any obligation hereunder, and no custom or practice of the parties at variance with the term hereof shall constitute a waiver of the Lessor's rights to demand exact compliance with the terms and conditions hereof. And if the Lessee remains in possession after expiration of the term hereof, with the Lessor's acquiescence and without any agreement of the parties, the Lessee shall be a tenant at will and there shall be no renewal of this lease by operation of law. The covenants herein shall be binding upon the successors, heirs, administrators, executors, and assigns of the parties to this lease.

FOURTEENTH

Lessee agrees to maintain and keep all grass and weeds on said premises cut and to keep the premises clean and clear of all trash and debris according to rules and regulations on file at the office of Koinonia Village and to abide by all other of such rules and regulations.

WITNESS THE HANDS AND SEALS OF THE PARTIES aforesaid, the

date and year first above written.

KOINONIA PARTNERS, INC.

By_____

ATTEST _____

Signed, sealed, and delivered

in the presence of:

_____

_____

NOTARY PUBLIC

LESSOR.

_____

Signed, sealed, and delivered
in the presence of:

_____

_____

NOTARY PUBLIC

and

_____

Signed, sealed, and delivered
in the presence of:

_____

_____

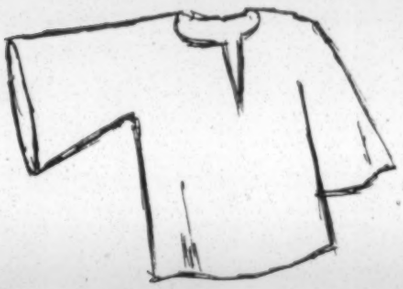
NOTARY PUBLIC

LESSEES.

SEND US YOUR ORDER NOW FOR THESE HANDCRAFTED ITEMS

KOINONIA SEWING INDUSTRY, ROUTE TWO, AMERICUS, GEORGIA 31709

DASHIKIS for Guys and Gals $9.95



Men's Sizes
S, M, & L

S=14 Shirt
M=15 "
L=16 "

Style#011 Superprint
012 Tie-Dye Design
013 Jungle Print
014 Combination Solid-Print - contrasting trim at neck and bottom or sleeve

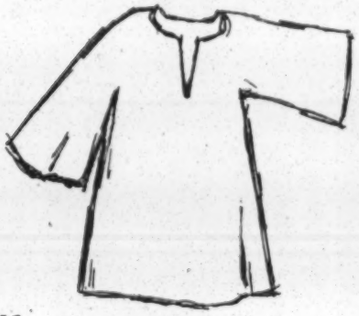
REVERSIBLE VESTS for Guys and Gals $8.95

Men's Sizes
S, M, & L

S=14 Shirt
M=15 "
L=16 "

Style#021 Solid/Superprint
022 Tie-Dye/Superprint

Ladies DASHIKI DRESSES $10.95

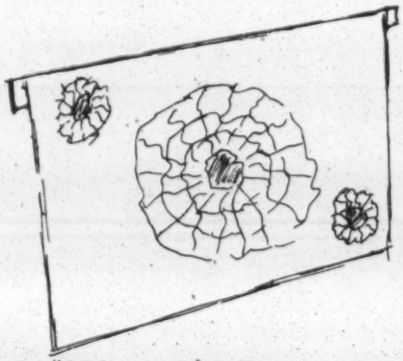


Ladies Sizes
S, M, & L

S=8-10
M=12-14
L=16-18

Style#031 Superprint
032 Tie-Dye Design
033 Jungle Print

DECORATIVE TIE-DYED WALL HANGINGS $10.00



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72" X 45"

PONCHO SKIRT $9.95

Ladies Sizes
S, M, & L

Style#041 Superprint
042 Tie-Dye Design
043 Solid Color

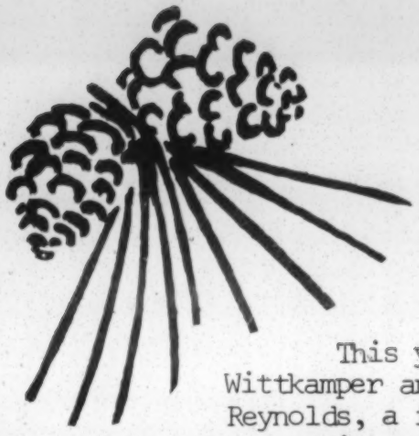
* S=23-24 waist
M=25-26 "
L=27-28 "

Ladies ELEPHANT PANTS (comfortable elastic waist)
$9.95

*Ladies Sizes
S, M, & L

Style#051 Superprint
052 Tie-Dye Design

Check to make sure the following information is given on each order. 1) Full name and address 2) Style numbers 3) Preferred arrival date on gift orders 4) Color preference. 5) Please indicate if items should be color coordinated. 6) Give waist size if known.



PINE CONES FOR THE HOLIDAY SEASON

This year the pine cone business has three partners: Danny Wittkamper and Lena Hofer, both high school students, and Otis Reynolds, a freshman at Georgia Southwestern College. These students are anxious to fill your order for pine cones.

The cones are gathered here on the Farm. Each one is perfectly shaped and in beautiful natural color or in decorative silver. We will pay all postage. The list price is all you pay. (Sorry, we cannot accept foreign orders.)

Be sure to specify whether you want natural or silver. For just 50¢ extra, your cones will be packed in Spanish moss.

	Natural	Silver
JUMBO CONES (5½-8" tall, 3-5" diameter)		
1 dozen	$2.95	$4.45
2 dozen	5.35	8.35
3 or more dozen	2.45 a doz.	3.95 a doz.
MED.-LARGE CONES (3½-5½" tall, 1¾-4" diameter)		
1 dozen	$2.45	$3.45
2 dozen	4.35	6.35
3 or more dozen	1.95 a doz.	2.95 a doz.
MIDGET CONES (2-3" tall, 1-2" diameter)		
1 dozen	$1.95	$2.20
2 dozen	3.40	3.90
3 or more dozen	1.65 a doz.	1.85 a doz.
MIXED CONES (1/3 Jumbo, 1/3 Med., 1/3 Midget)		
1 dozen	$2.45	$3.35
2 dozen	4.35	6.20
3 or more dozen	2.00 a doz.	2.90 a doz.

KOINONIA PRODUCTS Rt. 2, Americus, Georgia 31709

KOINONIA PRODUCTS, ROUTE 2, AMERICUS, GEORGIA 31709

(Please print or type order)

For office use
DOR:
HS:
DS:

Ship To: _____ To Arrive: _____

_____
(Address) (City) (State) (Zip Code Please)

QUANTITY	ITEM	PRICE EACH	TOTAL

The space below is for your gift orders to friends and relatives. We can ship gifts to arrive on any date you specify. Suggested gift items: Fruit cake, Pecan Cookbook, Pecans, and Variety Packs.

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ADDITIONAL POSTAGE*	
TOTAL AMOUNT ENCLOSED	
PLEASE BILL ME	

**(On Western and foreign shipments only. See products brochure.)*

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GIFT ORDER

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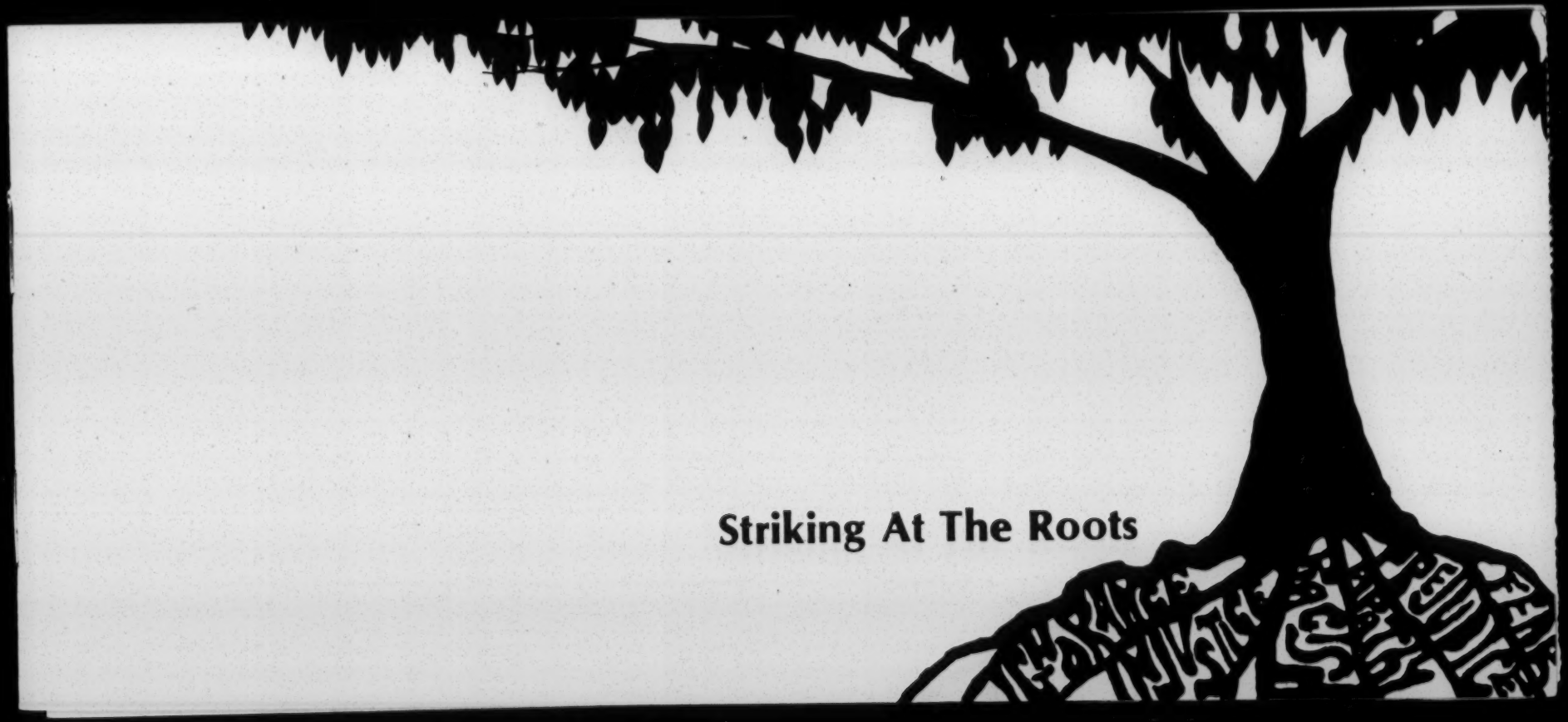
KOINONIA PARTNERS

We must have a new spirit –
a spirit of partnership
with one another.


Striking At The Roots

SCSPP

Annual Report

1969

The Southern Center for Studies in Public Policy

AC

MEMO FROM THE DESK OF:

Pat Watters

In the interest of better utilizing board members as sources of information and advice and references for people seeking specific local information, Lynn has compiled the attached state-by-state list of said members and how to get hold of them.

THE SOUTHERN REGIONAL COUNCIL, INC.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

January, 1970

OFFICERS*

PRESIDENT

Raymond M. Wheeler

VICE-PRESIDENTS

C. G. Gomillion

Josephine Wilkins

Lucius H. Pitts

Frank Smith

THE EXECUTIVE COMMITTEE

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Hodding Carter, III

Henry Marsh

Joan Cashin

McNeill Smith

Julius L. Chambers

John H. Wheeler

James M. Dabbs

H. Franklin Williams

Donald L. Hollowell

James Youngdahl

LEGAL COUNSEL

Joseph F. Haas

EXECUTIVE DIRECTOR

Paul Anthony

*Address of officers are given in the attached list of Members of the Council. All organizations and positions are shown for identification purposes only.

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A G E N D A

of the

Annual Meeting of the Southern Regional Council

November 17-18, 1970

November 17

9:00 a.m.	Executive Committee Meeting
10:00 a.m.	Registration (Lower level of the Sheraton Biltmore Hotel)
11:00 a.m.	Opening of the Meeting Business Session Report of the Executive Committee Dr. Vivian Henderson, Chairman
12:15 p.m.	Lunch Report of the Executive Director
2:00 p.m.	First General Session Dr. Raymond Wheeler, Presiding
	Report on the present status of Voter Education Project, Inc. Mr. John Lewis, Director
3:15-5:00 p.m.	Small Group Sessions
7:00 p.m.	Reception (cash bar)
7:30 p.m.	Dinner
	Presentation of the George Mitchell Award
	Presentation of the Lillian Smith Award
	Address - The Honorable Louis Stokes Congressman, 21st District of Ohio

November 18

9:00 - 9:30 a.m.	Executive Session (Members and Life Fellows only)
9:30 - 10:45 a.m.	Small Group Sessions
11:00 - 12:30 p.m.	Small Group Sessions
12:45 - 2:00 p.m.	Lunch
	Address of the President Dr. Raymond Wheeler
2:15 - 5:00 p.m.	Final General Sessions

NOTE: At 5:30 p.m., at their request, there will be a meeting of staff and members of the State Councils on Human Relations. All present at the SRC meeting are invited to attend as observers.

AGENDA

27th ANNUAL MEETING

Southern Regional Council

ATLANTA SHERATON-BILTMORE HOTEL

November 17 - 18, 1970

A G E N D A

SOUTHERN REGIONAL COUNCIL, INC.

ANNUAL MEETING

November 17-18, 1970

* * * * * * * * *

November 17

9:00 A.M.	-	Executive Committee Meeting
10:00 A.M.	-	REGISTRATION (Lower Level - Seminar Theater)
11:00 A.M.	-	OPENING SESSION - BUSINESS Report of Executive Committee Dr. Vivian Henderson, Chairman
12:15 P.M.	-	LUNCH - GEORGIAN BALLROOM Report of the Executive Director Mr. Paul Anthony

2:00 P.M.	-	FIRST GENERAL SESSION Dr. Raymond Wheeler, Presiding Report on present status of the Voter Education Project, Inc. Mr. John Lewis, Director
3:15 - 5:00 P.M.	-	SMALL GROUP SESSIONS Seminar Theater & Seminar Rooms A & B, [RDC C & D]
7:00 P.M.	-	COCKTAILS (Cash Bar) (Hotel Foyer of Georgian Ballroom)
7:30 P.M.	-	ANNUAL DINNER (Georgian Ballroom)

November 18

9:00 A. M.	-	Executive Session (Lower Level - Seminar Theater) (Members and Life Fellows Only)
9:30 - 10:45 A. M.	-	SMALL GROUP SESSIONS Seminar Theater & (RDC w/Group 1) ~~Seminar Rooms A & B, C & D~~
11 - 12:15	-	[RDC w/Nos 2 in Texas Rm on 10th floor]
12:45 - 2:00 P. M.	-	LUNCH - EMPIRE SUITE Address of the President Dr. Raymond M. Wheeler
2:15 - 5:00 P. M.	-	FINAL GENERAL SESSIONS

NOTE: At 5:30 P. M., at their request, there will be a meeting of staff and members of the State Councils on Human Relations. All present at the SRC meeting are invited to attend as observers.

PROGRAM REPORTS

for

MEMBERS OF THE COUNCIL

November 1970

INTRODUCTION:

Attached are very brief program reports which reflect the work we are now doing.

The Council has had a difficult year. It took us some months after January 1, to analyze the new law regarding tax-exempt agencies and to adjust our programs to that law. As a part of the process it was necessary for us to devote considerable time to supplying foundations with information that was adequate for them to release funds they had committed for the year. (From July 20 until mid-October, Mrs. Ruth House Vick, the Secretary-Treasurer, and I had our own schedules disrupted and filled by the presence of three auditors from the Internal Revenue Service who conducted the most thorough investigation ever experienced by the Council. We do not yet know of the results of that investigation.)

Fortunately, the above were essentially administrative duties and left our program staff relatively free. Their work has been, in my opinion, productive and effective. While the following pages reflect this fact, the need for brevity does not allow the reports to do justice to all that has been accomplished. I hope the proceedings of the annual meeting will allow you to learn a great deal more and that you will consider this merely an introduction to that meeting.

Paul Anthony
Executive Director

EXECUTIVE ASSISTANT

The Executive Assistant's primary function is to assist the Executive Director in carrying out the administrative procedures and the program activities of the Council. This year with the creation of a new staff position, that of Administrative Assistant, the Executive Assistant has been able to devote more time to program. These activities include working with all of the existing programs of the Council and frequently acting as a sounding board. He has worked very closely with the Director in the areas of Hunger and State Councils, particularly the Mississippi Council.

He was asked to testify twice before the Public Works Committee of the U. S. Senate. The first time in January in Biloxi, where the Council's report "In the Wake of Hurricane Camille" was entered into the record. This report was jointly prepared with the American Friends Service Committee. The second testimony was made in Washington and was directly related to new disaster legislature.

In August he visited Corpus Christi, following hurricane Celia, for a brief inspection trip to determine whether federal and Red Cross disaster procedures had improved since Camille. The answer is a qualified YES.

The Executive Assistant has devoted some time to school desegregation problems. He called a meeting in January of representatives of the Southern Education Foundation, American Friends Service Committee, NAACP-LDEF, MCHR, and the Race Relations Information Institute. We believe this meeting spawned additional attention to the problem. He also attended a meeting in Baton Rouge where the problem of school desegregation was discussed primarily in the terms of how they relate to the economic growth of Louisiana, but with some concern for individuals evidenced. He assisted in finding funding for an "Offender Aid and Restoration" program in Virginia. This is a program, not so much directed at prisons, but at prisoners as individuals prior to and after their release.

James N. Wood, Jr.

INFORMATION AND RESEARCH

As director of information, I have tried during the year to assist as I could in preparation of publications, to continue the really undefined work of liaison with the press, local and national, and the equally ambiguous job of spreading the good news about SRC among those who didn't know us in the South and such national nerve centers as New York City. Work with the press has included assisting reporters and writers on specific stories, and in some cases suggesting stories to them. I was helpful in calling Pantheon Books people's attention to Tony Dunbar's SRC pamphlet "The Will to Survive" and they are to publish it and his other writing about Kentucky. I have also been involved in the following specific projects:

Writing articles that have appeared in The New York Times Magazine, Yale Review and Dissent. The Times piece was reprinted by the NAACP Legal and Defense Fund and given to all who attended their annual conference.

Completing work on a book which I am calling a personal recollection of the civil rights movement during the 1960's. It is to be published next fall by Pantheon.

Working with a National Educational Television crew on a one-hour documentary about the South which is to be broadcast nationally on December 7. The film includes a long segment on the VEP, with an interview with John Lewis and a scene showing him and Charles Sherrod calling on people urging them to register to vote. I shamble and drawl through the film doing interviews and speaking the narration.

Making appearances and the like attendant on publication in January of The South and The Nation. The book has had some good reviews in prestigious publications, including one just recently by Bob Coles in The New Yorker.

I have been much assisted in these doings by the efficient work of the department's secretary, Miss Lynn Bowker.

Pat Watters
Director

INFORMATION AND RESEARCH

RESEARCH

The Research Department clips and files some thirty newspapers as well as several periodicals. Its Library houses numerous pamphlets, special reports, and books. The Department makes these materials available to other members of the staff, to visiting researchers, and draws upon them in responding to requests for information, especially from the news media.

In addition to these service functions, the Department assists in Council research projects and works with Bob Anderson, the editor of publications, in the preparation of special reports. It completed in the summer the basic research for a new report on violence in the region. It is presently gathering and analyzing material for a major report on school desegregation.

The Department is staffed by a Research Associate (Doris Reed), two Research Assistants (Barnetta Jackson and Joyce Meekins), a Librarian (Bernice Morrison), and a Secretary (Lynn Bowker). The Director of the Department, Paul Gaston, joined the staff in July, taking a leave of absence from his post in the History Department of the University of Virginia.

Paul Gaston

INFORMATION AND RESEARCH

PUBLICATIONS

The publications section of the Information and Research Department, headed by editor Robert E. Anderson, Jr., has published three special reports and four issues of NEW SOUTH. The published reports include a study of violent episodes at Augusta, Georgia and Jackson State University; a report on the mood of black high school students at the beginning of what was possibly the most traumatic year so far in school desegregation; a report on efforts to cripple the Head Start program in Mississippi. Publications in progress include a study of southern health services; a survey of the effectiveness of efforts to bring about equal opportunity in housing in the South; a report on the meaning of race related violence, and a report on school desegregation (see report of director of research).

Wilson J. Minor in the winter issue wrote of the Mississippi schools crisis following implementation of the Alexander decision in early February. The article was widely quoted in Harper's Magazine by Willie Morris, the editor, shortly after publication. Ray Jenkins of the Alabama Journal wrote an analysis of the meaning of the Wallace election in the summer issue. Jack Bass of the Charlotte Observer's Columbia bureau wrote of the trial of Cleveland Sellers, the former SNCC field worker who was indicted in connection with violence at Orangeburg in 1968. In addition, excerpts from the book The Orangeburg Massacre by Mr. Bass and Jack Nelson, Publitizer prize winning report for the Los Angeles Times, appear in the fall 1970 issue.

Other significant NEW SOUTH articles included an exclusive interview by free lance writer William Winn, with Erskine Caldwell, evaluating the South since publication of Tobacco Road 30 years ago; an in-depth look at student activities by three University of Wisconsin professors who are writing a book about the students who participated in the voter registration drives in the south four years ago; an evaluation of Southern churches in the period since the Brown decision by Donald W. Shriver, Jr.; an analysis of the so-called "southern strategy" and its effects on school desegregation, by Hayes Mizell, S. C. state director of the American Friends Service Committee; a

sensitive, scholarly look at the religion of poor whites in an Atlanta white neighborhood, by Harry Lefever, an Atlanta University sociologist; an important essay on the South and efforts by both southerners and northerners to exploit its human development by Richard Goodwin, former political strategist for Senator Robert Kennedy and Senator Eugene McCarthy; a thoughtful, on-the-scene report of hearings in Jackson, Mississippi on the violence at Jackson State University by Harry Huge, writer, and Washington attorney; an in-depth analysis of the options and strategies available to poor whites in Appalachia by Si Kahn, a young community organizer and author of a book on community organization published this fall by McGraw-Hill; a moving human memoir of the late Mrs. Dorothy Tilly, who worked for the Council so many years, by Margaret Long; excerpts from the book, A Mind to Stay Here, dealing with the work of Lucius Pitts at Miles College; a particularly eloquent and thoughtful article on the black writer in the southern experience by Alice Walker, Mississippi writer and novelist; a study of North Carolina labor-organizing by Durham, N. C. freelance writer Elizabeth Tornquist; a study of the aftermath of a mill closing in a small Georgia town, by Kathy Kahn; a study of how blacks, whites and Mexican-Americans in Houston organized around a community issue earlier this year, by University of Houston Professor Harold Nelson; an essay on the southern environment by Frank Smith, director of The Tennessee Valley Authority.

The editor of publications also works in close cooperation with the Director of the Resources Development Center and his staff. Together with the center director, he is exploring ways to best make use of the 1970 census data as it relates to the concerns of the Council.

Robert E. Anderson, Jr.

RESOURCES DEVELOPMENT CENTER

INTRODUCTION

The Resources Development Center was established by the Executive Committee, at the suggestion of staff, to increase the Council's effectiveness in those areas dealing with economic development and the development of the region's human resources. The Center provides for greater coordination among existing Council programs which touch economic and human development programs. It serves as a vehicle for the consideration of new program areas and for the development of proposals for the implementation of such new programs.

We feel that through the Resources Development Center we can better respond to special, short-run needs within the region. Occassionally these are emergency situations, and our role is made more effective by insuring a response which can include several program specialities if required. At other times a particular effort may be of short duration, almost experimental, but giving us experience and helping us formulate ideas for possible future programs either by the Council or another appropriate agency.

Four divisions of the Center make up its main program areas at this time. These divisions are: Housing and Planning, Community Organization, Leadership Project, and Manpower. Special projects which do not fall into any one division are undertaken frequently and constitute an activity area by themselves. The Center is currently interested in the expansion of some of the divisions and is attempting to develop new divisions which will specialize in areas such as education, delivery of health care services, and the creation of meaningful deliberations on problems among leaders who are broadly representative of this changing region. A discussion of existing individual programs follow.

Emory Via
Director

RESOURCES DEVELOPMENT CENTER

MANPOWER DIVISION

The heading "manpower division" more accurately reflects the broad interests of the labor project. Our basic interest in providing adult education to union members and officials continues as does the interest in problems of employment discrimination. This division will seek to become increasingly involved in the whole manpower field but with a special focus on what constitutes good manpower practices and how manpower efforts affect the poor and members of minority groups.

Except for the educational activities of certain union programs, there is almost no other continuing program aimed at reaching working people within the region on those matters which concern this Council. This work, then, is of special importance. Our efforts to cooperate with union groups, to provide consultative services, to work with those few universities with programs, to encourage the establishment of labor education programs at universities, and the promotion of special labor education ideas will continue.

In the area of employment discrimination we are striving to encourage and to relate to efforts that attack discrimination broadly in the sense that patterns are changed which affect large numbers of people. Currently we are working on plans to relate action effort to recent research so that both the Council's activities and those of other groups will be more effective. We feel that the dissemination of research results and action strategies can be useful to local, regional, and national efforts to end discrimination.

There is a need within every state for a better understanding of manpower needs and what constitutes relevant manpower programming. If we can help develop public understanding, serve as encourages of good programs, and if we can be the critics of what is inadequate, we will make a significant contribution to the development of human resources in the region.

Emory Via

RESOURCES DEVELOPMENT CENTER

COMMUNITY ORGANIZATION

The Community Organization Project, in keeping with the purpose and goals of the Resource Development Center, will focus a major portion of its time and resources upon the area of economic development during the 1970-71 program year. Towards this end, the following priorities and goals have been established for the Community Organization Project:

(1) To develop an ongoing file (report) on all Southern economic development endeavors.

(2) To serve as an information and service center for emerging and existing groups engaged in community development.

(3) To motivate creative programs which will use indigenous resources in fostering economic and community development.

(4) To disseminate pertinent information and publications to groups engaged in Community Development.

The Community Organization Project activities of the past few months are consistent with the project goals and priorities.

In the area of field orientation/program review, I have reviewed economic development projects in Beaufort, South Carolina and West Point, Mississippi. I have also attended two economic development conferences, one at Penn Community Center, Frogmore, S. C., and the Conference on Minority Financing at the University of Chicago. The information gathered from these and subsequent field trips will be used in developing the economic development file.

For the past month, the resources of the Community Organization Project have been focused on the area of program development. The Community Organization Project is attempting to utilize college volunteers from throughout the South as resource personnel for secondary students involved in school desegregation. Leon Hall, a former SCLC organizer has been employed to coordinate the project.

Clarence Wright, Jr.

RESOURCES DEVELOPMENT CENTER

LEADERSHIP PROJECT

The Leadership Project, concerned with extending the Council's impact upon leadership of various levels throughout the region, was less than a year old as 1970 began but its methods and approaches were fairly well established. Using its own mailing list of 5,000 carefully-chosen names of civic, business, religious, union, grass-roots and other leaders as well as SRC's regular lists, the Leadership Project was doing its work principally through South Today, a tabloid-size monthly digest, and occasional other publications, such as the booklet entitled The Chickenbone Special, second in the Leadership Series, published in March. Those in the Leadership Project also were participating in the general activities of the Resources Development Center and the Council in general.

South Today, with 16,000 copies monthly, is the principal vehicle for Leadership Project reports on regional problems. This publication continues to find good response from readers. Perhaps more importantly, it consistently attracts the attention of the regional and national press. It has become the most widely quoted publication in the South. Newspaper and magazine coverage of its reports give these analyses of Southern problems the additional impact of millions of readers.

Among the Leadership Project reports which have appeared in South Today during 1970 were those which critiqued Florida's state programs dealing with migrant workers; disclosed widespread ownership of slums by state and local welfare departments; explored the plight of local-government employees, such as garbage workers, and the need for better city hall methods of dealing with the lowest-income workers ; revealed for the first time nationally the Treasury Department's use of agents to obtain names of borrowers of certain library books, a practice which was halted because of the disclosure; showed that "segregation academies" are busing more children and busing them further than public schools; examined racism in Hollywood films and in Southern college and high school athletics;

studied the Catholic Church's performance on Southern social problems; and reported on the price of pollution and corporate collusion with government in the despoliation of Amelia Island, Fla. In addition to these special reports, South Today published numerous other articles of its own on Southern problems, as well as reprints of significant articles appearing elsewhere.

To enhance its use by libraries and by scholars, South Today has now issued a 17-page index of its first year's issues and this has been distributed to 1,100 libraries as well as to others.

During the year the director of the project testified before the Mondale education subcommittee on the subject of segregated private schools. The IRS has taken a first step toward denying such schools tax exemption, as advocated for some time in Leadership Project reports on the schools. The Project continues to monitor this important subject.

Reece Cleghorn

RESOURCES DEVELOPMENT CENTER

HOUSING AND PLANNING

The Housing and Planning staff, consisting of Moreland G. Smith, Director; Arthur Campbell, Associate Director; and Horace Barker, Staff Assistant,has undertaken the following activities during 1970.

We have surveyed a number of regional and sub-regional housing groups working in rural areas and/or small towns. A study of the Farmer's Home Administration by Bill Winn, is an outgrowth of that survey. Hopefully, the study will suggest geographic areas where programs would be beneficial.

The program is providing assistance to a group of Fairfield, Alabama residents who are interested in sponsoring a low-income housing program. We have advised the group on possible courses of action and have arranged for a consultant from the Foundation for Cooperative Housing to advise the group concerning its eligibility for a low-income housing project and the necessary steps to pull together a corporation.

We have been assisting a Georgia Tech graduate student in his research of planning problems associated with racial transition of residential neighborhoods. We intend to publish a report based on this data which focuses on six Atlanta neighborhoods.

Horace Barker has been collecting information on the problems of equal housing opportunities, beginning with a study of state and local fair housing laws in the South and the enforcement of the federal open housing act of 1968. The study will include a list and discussion of community organizations throughout the South that are working to promote open housing.

We are also doing background work for organizing a metropolitan entity to promote fair housing in the metropolitan Atlanta area.

We are reviewing SRC's association with the Panola Land Buyers Association primarily through the Federation of Southern Cooperatives. Our goal is to assist the association in developing immediate and long-range plans for its 1164 acres in Sumter County, Alabama.

In addition to the above activities, the Housing and Planning staff has been working in the following areas:

(1) Advising the Low-Income Housing Development Corporation of North Carolina on land banking operational techniques and how it might be used for housing development.

(2) Serving as Housing Advisors to the Urban League's regional office.

(3) Prodding AIA and AIP on social awareness in Georgia and the United States to implement their avowed social responsibility.

(4) Advising New Communities, Inc., Albany, Georgia in planning layout for land utilization for housing, light industries and commercial purposes in the implementation of utility plans, sewer, water, electricity and gas.

(5) Advising Tuskegee Institute on their interest in Tuskegee's Model Cities.

(6) Pushing regional agrarian medical service delivery in five-county area ajoining Tuskegee Institute.

(7) Continuing efforts to get in operation the Atlanta Regional Plan Study by Doxiades.

Moreland Smith

P R O G R A M S

C O N C E R N S

A L T E R N A T I V E S

The following, in very brief outline form, is an indication of our current and proposed programs, an indication of some of the questions and problems we have with them, and some of the alternatives that deserve consideration. It is prepared for the information of the Members prior to their discussion of Council affairs on November 17-18.

In this outline we are underscoring "problems" of our several programs. We believe these need exploration and attempt here to focus on them. In considering them, however, we urge you also to read the report of current programs which partially illustrate the productivities of these activities.

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INFORMATION-RESEARCH & PUBLICATIONS:

Finances:

Problem: How to meet a growing demand for our publications with limited income and rising costs.

Alternatives:

(1) Change our policy of wide free distribution.

(2) Create an "associate member" category at $20.00 per year. (See also Policy)

New South:

Problem: (1) How to increase circulation.

(2) How to use more black writers.

(3) Should state roundups be reinstated?

Alternatives:

(1) No significant suggestions to offer.

(2) Do we enter more seriously into programs to promote and encourage black writers?

(3) If the roundups are valuable is there a better - or less expensive way - to distribute them? Should space for some articles be turned over to the roundups?

Other: Comments on the contents.

INFORMATION-RESEARCH & PUBLICATIONS:

South Today:

Problems: (1) Should the circulation of 16-18,000 be expanded?

(2) How can we finance present and expanded costs?

Alternatives:

(1 & 2) Establish a fixed and rather sternly imposed subscription fee.

Other: Comments on the content.

Information & Research:

Problems: A limited staff (3) of research associates to respond to a growing member of serious requests for information and research.

If this function of a priority that calls for expansion in light of a limited budget and other program priorities?

Alternatives:

(1) Restrict the number of inquiries responded to.

(2) Increase the staff.

(3) Charge for the service.

Problem: We know our research is pertinent. What areas are being ignored that should not be?

Alternatives:

A review of priorities.

INFORMATION-RESEARCH & PUBLICATIONS:

Information & Research:

Other: A review of our interests in sponsoring meetings of university related researchers - and others - to call on their resources and to assist them in their work.

A review of our relationship with the media.

THE RESOURCES DEVELOPMENT CENTER:
(except the Leadership Division) → is it; or is it not!?

Housing & Planning:

What service could/should we offer.

Problems: (1) How can a two person staff really have an affect on housing and planning in the region?

(2) Where can we have impact? ~~is our impact likely to be the greatest~~, in urban or in rural and small town areas?

(3) people assisted need more than merely info. (direct assistance)

Alternatives:

(1) Attempt to affect policy rather than offer the services of an architect and a planner to groups and communities that want them.

(2) Concentrate on a few important geographic areas which may later be important to regional and national policy in housing and planning.

(3) Consider increased research related to housing and planning, and the policies and effectiveness of the several federal agencies working in these areas.

THE RESOURCES DEVELOPMENT CENTER:

Community Organization:

Problems: (1) How can one professional person be most effective?

(2) Do we expand? If so, into what areas?

(3) Should our primary objective be to influence broad social policy or should it be to provide technical assistance to emerging self-helf economic oriented groups?

Alternatives:

(1) Determine the matter of expansion in light of all of the priorities of SRC.

(2) We may determine to continue our emphasis almost exclusively on black community organization.

(3) We may determine to expand to a specific interest also in white poverty, the rationale being to deal with all of the problem - and to remove a racial identity from the existence of poverty.

Manpower and Labor:

Problems: (1) Should we attempt to have a two person staff? One would concentrate on manpower problems and the other would offer educational services to unions.

THE RESOURCES DEVELOPMENT CENTER:

Manpower and Labor:

(2) What are some of the ways of increasing the effectiveness of efforts to end employment and training discrimination?

Alternatives:

(1) Continue to combine the two interests in one person plus using some of the time of the RDC director in these fields. Discontinue one area unless funds and personnel are available.

(2) Utilize some of the more basic research now available for more popular dissemination and as the basis for new interagency strategies.

Leadership Division:

(See "Information, Research and Publications" and "Policy, Administration and Future Programs.")

FUTURE PROGRAMS:

Public Education:

Question: Is this now a crucial area in which the Council should be doing more? If so, what can we best do?

Health Care Services:

Question: This is a complicated field in which the Council has done little. Many needs now being discussed require legislation which the Council cannot promote legally. What then, if anything, can we do?

FUTURE PROGRAMS:

Assembly of Southern Leadership:

Comment: The Executive Committee has authorized this program to reach the emerging new and generally younger white and black leadership in the region, to expose them to each other and to the most pertinent issues of the day. Funding is now being sought (thus far unsuccessfully). What comments are there on how this program should be developed and what is its priority given all program considerations?

Creation of Associate Membership:

Comment: Some thought has been given to creating an "associate member" category (perhaps at $20.00 per year) for persons who wish to have some formal relationship to SRC. The purpose would be largely to raise funds from individuals. This is a significant departure from our present policy and needs serious deliberation.

PROGRAMS - CONCERNS - ALTERNATIVES

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The Resources Development Center
(except the Leadership Division)

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SPECIAL REPORT

SOUTHERN REGIONAL COUNCIL
5 Forsyth Street, N.W., Atlanta 3, Georgia

NEIGHBORHOOD STABILIZATION:

A PROGRAM

February, 1966

With the aid of recent legislation, increasing education, and greater financial security Negro Americans are restive at being confined to areas of old and poor housing. Negroes are moving more frequently into formerly all-white neighborhoods or using their newly-found political power to demand municipal services and aid in upgrading their present dwellings. Community groups formed to articulate these demands or to resist exploitation by unscrupulous real estate speculators have become units with great political potential. So the pressure by Negroes for better housing may lead to a real revitalization in America of local democratic processes as an extremely important by-product.

All over the country newspapers are reporting the effects of local initiative on communities, local governments and federal agencies. This country's social development has been based on action by concerned and dedicated local citizens. Even as recently as the turn of the century there were numerous groups in our cities applying the fabled American organizing genius to social justice causes. And in the last decade the same energy has been expended imaginatively in cities and towns, north and south, in the campaign for recognition of equal rights for all Americans.

An organized local group can make its case known to the public and become the basic unit in instituting, directing and implementing public policy. With cohesiveness, effort and dedication, such groups exert pressure on lawmakers

and law enforcers, who, yielding to this expression of grass roots wishes, support those measures advocated by them. This interplay can continue in such a way as to make the democratic process a reality in a populous and highly technical country.

Neighborhoods are particularly apt units in which to foster a strong community voice; common problems create common bonds. Neighborhood associations have developed in neighborhoods facing the fact or possibility of their first Negro family; neighborhoods which have been short-changed or ignored by city governments or federal agencies; neighborhoods which want to expand equal opportunity to include housing in their own areas.

. . . . .

Suppose we examine a neighborhood where a strong neighborhood association will be a necessity if the neighborhood is to survive. In an older section of town, rather near the city's center, stand pleasant, spacious single-family dwellings. The average age of the owners is about 55; these have been family homes and the children have grown up, moved away and established themselves in other cities or other neighborhoods. There are some new families moving in, but property taxes are high, and the down payment required to buy a house here is more than most young families feel they can afford. But the community has many advantages - wide, quiet streets lined with tall trees, houses with large, high-ceilinged rooms, proximity to activities in the city, better

public transportation facilities and shorter commuting time for the wage earner. The neighborhood is near a cramped area inhabited by Negro citizens, cramped because the city's lack of fair housing laws has allowed housing discrimination to operate for years offering Negroes little possibility of escape into more comfortable, less crowded sections of the city.

This neighborhood with its many advantages is marked. Real estate dealers view it as speculative property; they hope to buy very low and sell high. And they will accomplish their ends if the neighborhood isn't careful. A middle-income Negro family perhaps will purchase one of the houses owned by an old resident who wants to move to an apartment. When this occurs, or simply by suggesting it might occur, real estate speculators "block bust"; they attempt by scare tactics, constant harassment and circulation of rumors to frighten other residents into selling fast before property values decline drastically. So a house properly assessed at $20,000 may be sold for $14,000. This house will be resold at $25,000 to a Negro family desperate for housing. If the residents don't scare easily then the speculator may sell a house to a Negro with low income and convince him that he can make the payments of several hundred dollars a month by turning the property into a rooming house for other Negro families. Thus, the speculator makes his profit and assures neighborhood devaluation by changing in this manner the character of the neighborhood from single-family, owner-occupied property

to multiple-resident rooming houses. But the realtor probably won't have to resort to this system, for white residents have been told for years that Negroes cause property decline,[1] that Negro residents won't take care of their homes,[2] that schools cannot maintain standards with many Negro children enrolled.[3] These are all myths, but unless facts are forcefully presented to old residents they will be victims of the "self-fulfilling prophecy" - people will act in a manner to assure their prediction will come true. The panicky owners throw their houses on the market at the same time, the sudden oversupply naturally depresses prices, and therefore, it is shown once again that the entrance of Negroes into a community lowers housing values. Negroes? White property owners have managed to cheat themselves by their fright and foolishness. And neither does this aid Negroes, for they are victimized by realtors. All that is produced is another "instant ghetto." Everyone loses except the speculators.

This is the picture, as dark as it can be made. There is hope - but only if the community will take action itself. No one else is going to save it; no one else is directly concerned about stabilizing the neighborhood. What can be done must be done quickly. It is practically impossible to halt

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1 See Luigi Laurenti's study Property Values and Race: Studies in Seven Cities, University of California Press.

2 Fair Housing Handbook, p. 27; Richard Margolis, "Integration - the Problems Nobody Talks About," Redbook Magazine, April, 1965, p. 138.

3 Neighbors, Inc., Washington, D. C., Fifth Annual Report, 1963.

neighborhood decline after the panicky rush to sell is well along.

Pioneering has been done by a number of communities. Their experiences, varying in success, furnish encouragement and guides to those who would emulate them. There is now a literature on neighborhood reclamation and a great deal of interest by individuals, groups, foundations and government in local efforts at stabilization. No community need feel they stand alone even though the will and effort must be theirs. A formula for self-help follows.

. . . . .

ORGANIZE

If the area has an old neighborhood association, reactivate it to form the basis of organization for the new fight. If there is none, then find among various acquaintances those people in the community interested enough in their homes and neighborhood to make the long, tedious and sometimes unpleasant struggle required. These willing, dedicated and persistent ones are the core of the resistance. If there is one such person for each block or two blocks, he can talk with others in the block to find out what their feelings are without arousing distrust and suspicion. Block by block, person by person, is the best way to confront and confound the

rumors and myths. Here is where the worker can point out that it is not a scientific fact that Negroes depress housing values, but that the opposite appears to be the case from the data.[4] At the same time people can be located who are thinking of moving for reasons other than racial prejudice, whose homes are too large now with family grown, who have been transferred out of the area, or who genuinely want to move into a suburb. If these residents are responsive to arguments of self-interest, ask them to be careful in placing their homes on the market and to do so when they can obtain a fair price. Finally, those who will allow racial prejudice to defeat every argument can also be identified and thenceforth avoided.

MOBILIZE

The next step will be to increase the cadre with all who want to be part of the neighborhood stabilization action. Notify residents by circulars or letters of the purposes of the

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[4] See Laurenti, Property Values and Race. After an investigation of 10,000 real estate transactions in seven cities, the Commission on Race and Housing reported that in 85% of the cases, prices in areas entered by non-whites kept up with or exceeded those in all-white areas. In 15% of the cases, there were declines of from 5 to 9% which were usually short term and followed by rises to or above former prices.

neighborhood action and when meetings will be held. Put all volunteers to work - there will be plenty to do. Every successful neighborhood organization has stressed this point. They emphatically say an unused volunteer is a lost volunteer.

COMMERCIALIZE

To stabilize the neighborhood new white buyers must move into the area while older residents stand pat. All over the country in case after case, once a Negro has moved into a formerly all-white neighborhood, this community has been written off as being of no interest to whites.[5] In most cities realtors have refused to review their decisions. This means that although the neighborhood is the same as before Negro families moved in, and the advantages it offers are identical, no new white family will be shown it. In the South it may even be listed for "colored only" if the local newspapers still allow such classifications. Other neighborhoods have faced this

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[5] MacGregor Estates, Houston, Texas; Hyde Park-Kenwood, Chicago, Illinois.

same problem, and a few have found after long canvassing a few realtors who would show to Negro and white homeseekers. If such men can be found, urge residents who must move to list their homes with these real estate agents. In most cases, however, the neighborhoods themselves have had to set up their own realty offices with listings of neighborhood property for sale on an equal opportunity basis. These offices usually have been non-profit and operated by volunteers.

UNIFY

Prospective buyers respond to confident neighborhoods where old residents are determined to remain and aren't abandoning their homes to move to lily-white suburbs which will themselves be integrated inevitably. With great success several besieged neighborhoods urged residents to place signs in their front yards declaring THIS PROPERTY IS NOT FOR SALE.

PUBLICIZE

To lure stable buyers into the area the neighborhood association must see that the neighborhood receives favorable publicity.

Often newspapers have been prevailed upon to write complimentary stories on the community and its activities. Other ways neighborhoods have gained valuable exposure are through art and book fairs, open houses and garden tours, and the distribution of their own literature to universities, government agencies and other groups to whom they felt their neighborhood might appeal.

CAPITALIZE

Once interested persons are ready to buy in the area, another hurdle is reached. In city after city where associations fought to revitalize their neighborhoods, they have found homes in the area could not get mortgages nor would bankers lend for buying or housing improvements in the newly integrated community. The only recourse has been to pressure bankers and savings and loan people until one or two agreed to finance homes.

. . . . .

In our example we find our neighborhood is determined to resist exploitation. A local housewife is the first to become aware of real estate speculation, and she determines to do something about it. Over coffee with several friends from

near-by streets she decides to organize the neighborhood by blocks and to question people about their feelings toward the five or six new Negro families resident in the community. The group finds that most home owners do not object to the new neighbors but are frightened by the old myths and the scare propaganda of the real estate men. At block meetings these fears are dispelled by facts, and literature about neighborhoods successful at stabilization is distributed (neighborhoods like Hyde Park-Kenwood in Chicago and MacGregor Estates in Houston). The few who evidence real racial prejudice are not argued with but ignored.

The neighborhood begins to feel that it too can save itself. The people make plans to show their renewed confidence in their community as an exceptional place to live. A publicity group is formed which produces a clever brochure advertising the many advantages of their neighborhood, and this is distributed to local colleges, universities and businesses. The neighborhood association which now numbers 200 families holds a spring home and garden tour to entice people into the neighborhood to look at the houses and community. This gains favorable publicity in the local newspapers.

New white families begin to take an interest in the area. They contact the non-profit real estate office operated by the neighborhood association, and several eventually find houses that fit their needs. After some difficulties the first family receives financing for their house, but the

families who follow have less trouble. Financing institutions begin to realize that our community still has plenty of appeal to whites as well as to Negroes, and that such a vital neighborhood is not going to die. Gradually the neighborhood regains its confidence and relaxes. Panic is no longer the reaction when a resident must move, for the neighborhood feels sure that whether a white family or a Negro family decides to purchase the vacated house the neighborhood will be able to assimilate the newcomers and give them welcome.

. . . . .

Communities which have succeeded in stabilization efforts emphasize the need to sell to white families. At first glance this may seem discriminatory in emphasis if not in fact - for each neighborhood sold willingly to Negro families. The truth is that until there is a fair housing law in each city and each state, Negroes locked into restricted areas will be forced by severe need to take advantage of any additional housing. If whites abandon a neighborhood because one or two Negro families have bought there, then, of course, that neighborhood will become just another all-Negro block in the Negro section. If all areas were equally open to occupancy for all with the means and desire to live there, then no one area would be under more or less pressure than the next. Until that time, however, communities seeking to remain stable and integrated must exert extra effort to maintain racial balance; that is, they <u>must</u> interest new white families in living there. If

they do not, then realtors will continue to list or show for colored only, and mortgages and loans will be ever more difficult to obtain. This emphasis on the necessity of new white home owners may sound harsh, but the reality of the situation is too obvious to be denied - ask neighborhoods in Chicago, Denver, Washington, Philadelphia, Baltimore or Houston.

With all the plans, suggestions and work, the prime ingredient for neighborhood stabilization is dedicated, tireless, committed people. Leaders will arise and be worn out in the struggle, but new leaders must be ready to take their places. Sometimes leadership has been entirely voluntary from the beginning through many years. Some communities hired a professional worker after local initiative organized and began the association. One association with its permanent salaried employee has expanded activities to include many useful community and educational functions, creating a real "esprit de corps," a sense of pride and unity, in the neighborhood.

One point is very certain; there is no one simple formula for all beleaguered neighborhoods. Each must adapt from previous efforts those methods which appeal to it and which will fit the community, and each must use imagination and ingenuity to solve its own problems in its own way. But the hope is this general outline first may awaken neighborhoods to the need for stabilization and secondly show them that with honest effort and hard work it can be done for it has been done.

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SRC
SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

5 Forsyth Street, N.W., Atlanta, Georgia 30303

May 19, 1971

SRC Wins Saturday Review Award

The Council is the recipient of the 1971 Saturday Review Award for "outstanding achievement during the past year in the field of institutional advertising that serves the public interest." This award was given for the ad "Take This Ad To Lunch," which appeared last year in The New York Times Magazine.

Executive Committee To Meet

The Executive Committee will meet May 21-22 to review and approve the secretary's revision of Plan A which was passed and amended at the recent meeting of the full Council. As soon as the Executive Committee determines that the document accurately reflects the action taken, members of the Council will receive that document and brief minutes of the meeting.

South Africans Visit Council

The Rev. and Mrs. Theo Kotze, regional director of the Christian Institute of South Africa, were in Atlanta May 10-12. Their visit to the United States is being sponsored by the Council. At a staff meeting the Kotze's gave a full briefing on the situation in South Africa, a situation recalling the South before the civil rights movement, only more bleak and despairing.

SRC Offices To Move This Summer

Number Five Forsyth, the old Atlanta Journal building, is going to be torn down. The landlord has given SRC notice that it must move out by August 31st. Since ACLU's Chuck Morgan has until October to move out there is a definite amount of leverage for SRC. However, Jim Wood is currently negotiating with realtors for a new location. While nothing has been decided, it seems certain that the office will remain in downtown Atlanta.

Board Member Elected President of Church Women United

Mrs. Clarie Collins Harvey of Jackson is the new national president of Church Women United, a national movement through which Protestant, Roman Catholic and Orthodox women express the ecumenical dimensions of their faith.

Paul Anthony Addresses Librarians

Our executive director spoke to the Alabama Library Association at the University of Alabama on April 16th. Shortly thereafter, Mr. Anthony began to appear in these offices dressed in bright-colored shirts and striped trousers. Whether his drastic change in appearance had anything to do with librarians has not yet been determined.

Research Department

Dr. Raymond Wheeler delivered a paper at the University of Texas in April on the subject of health and human resources development. Susan Morgan and Bob Anderson assisted him in preparation of the paper which will be published later this year by the University of Texas as part of a collection.

Americans for Democratic Action are reprinting Bill Winn's interview with Gunnar Myrdal which appears in the current New South. Also, editorial commentary was made in the Norfolk Virginian Pilot concerning this interview.

Paul Gaston lectured at Clemson University, April 21, on the history and prospects of school desegregation in the South. Two days later he participated in a TV talk show on WJCT Community Television, Jacksonville, Fla. Professor Gaston "participated" rather than appeared, because bad weather kept him from flying to Jacksonville. Instead he took part in the program by telephone, answering questions about The South And Her Children for 30 minutes.

Mrs. Jacquelyn Hall's six-month appointment as special research assistant has come to an end. While here she has inventoried our extensive archives and has prepared a guide to them. A doctoral candidate in history at Columbia, she will teach American history in the Columbia summer school. She expects to return to Atlanta in the fall and to write her dissertation on the history of SRC.

Resources Development Center

Emory Via, director, spent last week participating in a conference sponsored by the Equal Employment Opportunity Commission at Wing Spread, Wisconsin.

Community Organization Division

In conjunction with the School Desegregation Project (SDP), the Community Organization Division has held several planning and evaluating meetings with participants and coordinators from Alabama, Mississippi, Georgia and South Carolina.

Leon Hall, field coordinator of SDP, gave the opening speech at the Black Cultural Festival at Mercer College, Macon, Ga.

SDP assisted in planning and organizing the recently held NEA education conference in Jackson, Miss., and provided a panelist for the YWCA Institute on Racism in Charlotte, N. C.

The Community Organization Division continues to provide technical assistance to the Black Appalachian Commission. The staff helped with the meeting of BAC's sterring committee and is coordinating the BAC community self-study of the Appalachian counties in north Georgia.

Members of the COD staff participated in a statewide Economic Development Conference held at Penn Community Center, Frogmore, S. C. and in a seminar on economic development sponsored by the Urban Training Center of Georgia State University in Atlanta.

Housing and Planning

The H&P staff, in conjunction with South DeKalb Neighbors, planned and coordinated a project called "Shoppers Sunday." The project was designed to document discrimination by real estate agents. On May 16th, after a brief training session, approximately 70 volunteers fanned out over Atlanta shopping for houses and testing selected real estate brokers for racial discrimination. Results of this effort will be published June 11th as a part of a nationwide report by National Neighbors, the national sponsoring organization.

In Jackson, Miss., what started out to be a small, internal workshop on open housing has turned into something much bigger. H&P and a workshop committee of the Jackson Council on Human Relations has structured a one-day conference to be held June 16th. The goal of the conference is the development of a major non-governmental/non-establishmentarian housing agenda for Jackson. The initial research gives ample reason to believe that the planned forum will have significant impact on furture housing activities in Jackson.

Art Campbell spoke to a seminar of graduate city planning students at Georgia Tech about SRC's urban and rural planning role--past, present and future.

Horace Barker's article in the March issue of South Today was reprinted in the May 8th edition of the Atlanta Journal. The following week, the Journal carried a pro-open housing editorial which made reference to Horace's article.

In addition, H&P is continuing its efforts in the following areas:

1. The revitalization of the Atlanta Metropolitan Housing Conference.

2. Development of Panola's intern and housing programs.

3. Housing survey of selected counties in the region.

Leadership Project

The story told in the second of our Leadership Series of booklets, The Chickenbone Special, has now been published in book form under the same name. SRC published the booklet, written by Dwayne Walls, in March, 1970. Walls, a reporter with the Charlotte Observer, had spent weeks with a black family in South Carolina tobacco country and traveled with the young man of the family, Donnie Gibson, to New York. Through Donnie Gibson's saga, Walls told the story of lack of opportunity for young blacks at home and their frequent disappointment after going to the big cities of the East. Walls' expanded version of this booklet has been published by Harcourt, Brace & Jovanovich. (Walls talked about it recently on NBC's "Today" show.) Copies of his SRC booklet are still available at 30 cents a copy, 20 cents each for orders of 10 or more.

Betsy Fancher's new book, The Lost Legacy of Georgia's Golden Isles, which Doubleday published in February,has gone into a third printing. Besides Betsy's lively, flowing prose, the book has excellent photographic studies of some of the islands' most fascinating people, including the increasingly popular fold singer Bessie Jones of St. Simmons.

Women's Lib And All That
or
Your Editors Note

It seems that the very mention of the feminist movement around SRC causes great anxiety amongst our men folks. Not being creatures to let a good thing pass by without capitalizing on it, the ladies went to lunch on Friday, April 30th, "leaving the men behind," the invitation read, "to fend for themselves, the answer the phone, to pay the postman and (to) attempt to look charming for visitors."

The men did a fine job in our absence and ought to be congratulated for their feat. However, they are looking worried instead of proud and it is rumored they fear an uprising. To assuage their troubled minds, let me personally assure them that the cocktails which were served averted the revolution and demands for a window in every office have been postponed until we can recover from our hangovers.

--Kitty Terjen
Editor

SRC
SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

5 Forsyth Street, N.W., Atlanta, Georgia 30303

June 23, 1971

Journalism Award Won By Cleghorn

The Atlanta Journal takes the credit for that headline. The copy, dated June 8th, reads: "Reese Cleghorn, veteran Atlanta newsman and editor of South Today, the monthly newspaper of the Southern Regional Council, has won the Green Eyeshade Award of the Atlanta Chapter of Sigma Delta Chi, professional journalistic society.

"In competition among newsmen and newswomen in all media in six Southeastern states, Cleghorn was honored for his investigation of inquiries by Internal Revenue Service agents at several libraries about persons checking out books on explosive(s)."

The Green Eyeshade Award is an especially coveted award, if for no other reason than that's about the only way you can get one anymore. Being a modest fellow, Cleghorn has not worn his prize around the office, though we all suspect he puts it on when he closes the door to his office-something he's been doing a lot of lately.

University of Florida Crisis

At the request of Local 1880, American Federation of Teachers, and the Student Government Association of the University of Florida, the Council put together a "National Committee on the University of Florida Crisis" that held hearings in Gainesville on May 25. Paul Anthony was chairman of the eight-member committee; Paul Gaston served as a member. The Florida crisis developed out of the suspension and arrest on April 15 of 66 black students. A brief press release issued after the hearings urged dismissal of charges against the students, the implementation of a plan for a minority affairs division (already approved by a committee of the university) and further investigation of the situation by HEW and/or the U. S. Commission on Civil Rights. Subsequent to the May 25 hearings, an HEW team has visited Gainesville, and members of the state advisory commission to the Civil Rights Commission have conducted a one-day hearing. On June 10, seven U. S. Senators requested a full hearing by the U. S. Civil Rights Commission.

Summer Is.....

The entrance of bright, young faces in these offices...Student interns working hard, injecting vitality into our lives....The best season to be working at SRC.

Six outstanding young people have joined SRC's staff this summer:

Judy Hippler, an Atlantan, was graduated from the University of North Carolina, Chapel Hill, this spring. She plans to go to Yale Law School this fall. While at SRC Judy is researching the rights of secondary school students and examining their relationships with administrators and faculty. She reports that she is also working nights at one of Atlanta's newest restaurants and that she has successfully survived her first night as a waitress without spilling a drop on any one.

Grayson Kirtland is from Richmond and attends Brown University. He is working in the Research Department on the violence and intimidation files and on racial disorders in the schools.

Murdell Varnado is a senior at Spelman College and expects to graduate in December with a degree in English and philosophy. She is working with the School Desegregation Project, gathering information on school desegregation and keeping contacts and files up to date.

Also working with the School Desegregation Project this summer is Linda Hay, a graduate student at Georgia State University in vocational rehabilitation counseling. Linda, originally from New York state, is a summer intern with the Atlanta Urban Corps assigned to work at SRC. With Murdell, she is responsible for organizing and putting out a youth newsletter for students working on school desegregation projects in the South this summer.

Working on a comprehensive planning program for the Panola (Ala.) Land Buyers Association are two graduate students from Georgia Tech, both working on joint degrees in architecture and city planning. Andy Gray, born in Nottingham, England, received his undergraduate degree in architecture from the University of Florida. Eddie Cazayoux did his undergraduate work at the University of Southwestern Louisiana. This fall Andy and Eddie will use their summer's experience in one of their design classes at Tech to develop basic planning studies for Panola.

Research and Information

New South's interview with Gunnar Myrdal in the winter, 1971 issue was reprinted in its entirety in the ADA World, a bi-monthly publication of the Americans for Democratic Action.

Several SRC staffers in May met with Martin Karr, an NBC television producer who is working on a news documentary about migration patterns in the South and the region's economic problems in general. The Research department later provided Mr. Karr with a general description of various trends evident from the 1970 census. Mr. Karr is the producer of "Hunger U.S.A.," for CBS on migrant workers.

Pat Watters and Grayson Kirtland--a summer intern in the research and information department--in early June attended hearings on school desegregation problems in Albany, Georgia. The hearings were conducted by the Georgia Advisory Committee to the United States Civil Rights Commission.

Resources Development Center

The Center arranged for two "In-House Seminars." One was with Chuck Morgan of the ACLU to discuss the recent Supreme Court decision on school desegregation and the other was with David Heaps of the Ford Foundation

regarding his observations about economic development in the South.

RDC director, Emory Via, was interviewed by a director and crew from the Danish TV Network regarding the Changing South. He led discussions at the Washington-based Labor Studies Center (AFL-CIO) on developments in school desegregation with a group of national union representatives who have civil rights responsibilities.

The RDC director served as a resource person for a conference jointly sponsored by the Equal Employment Opportunity Commission and the United States Jaycees. He spend a day interviewing administrators, faculty, and students at the Harvard School of Business regarding our interest in developing an intern-technical assistance program.

Via spoke to the Montgomery, Alabama, Unitarian Church on social and economic developments in the South.

Manpower Program

Emory Via assisted three persons in preparing testimony for the hearings on discrimination in the Atlanta construction industry held by the Office of Federal Contract Compliance. He assisted in arrangements for a Chamber of Commerce leadership program related to unions and race. Via set up a luncheon with a manpower and industrial relations expert and the top staff of a public authority which expects to be confronted with both labor relations and equal employment problems in the near future.

The National Council of Churches held a seminar on problems of discrimination in the construction industry and invited Via as a participant. The Manpower Program Director conducted a seminar for prospective board members of the South Carolina Council on Human Relations on the role of unions and jobs and urban economic development. He participated as a consultant, at the request of the University of Alabama at Birmingham, on establishing a labor education program at the university. Via has recently returned from participating in the Southern Summer School of the International Association of Machinists.

Community Organization Division

COD continues to work primarily with the School Desegregation Project (SDP) and the Black Appalachian Commission (BAC).

It was a busy month for the SDP. It helped plan a meeting at Morris Brown College to initiate an Atlanta-based SDP through the college's human relations council. SDP also provided technical assistance to several related programs, among them Atlanta's Academy Theatre. Under a grant from the Emergency School Assistance Program (ESAP), the Academy Theatre has developed a most interesting play (almost a psycho-drama) about school desegregation in a small Southern town. Other projects receiving technical assistance from SDP were the South Carolina Student's Summer Project, Project Quest and the Virginia Council on Human Relations Youth Section.

Realizing that much of the potential conflict within our schools is due to uninformed administrations, SDP and other members of the SRC staff are assembling an informational packet to be mailed to school administrators this summer.

Other SDP activities in the past month include: a review of the Shawnee area community controlled educational plan in Louisville, Ky. and a student meeting in Columbus, Ga.

In conjunction with the Black Appalachian Commission, COD staffers conducted field tours in the Appalachian areas of Virginia, Georgia and Kentucky to introduce residents of these areas to the Black Appalachian Commission and to invite them to the BAC Conference which is to be held July 9-11 in Hendersonville, N. C.

Meeting this month in Washington with top officials in the Appalachian Regional Commission (ARC) were representatives from the Legal Defense Fund, the Black Child Development Institute, the Southern Regional Council, the Black Appalachian Commission and the Black Women's Community Development Foundation. ARC's representatives were Ralph Widner; executive director, John D. Whisman, states regional representative; and Donald W. White, general counsel and presidential advisor. The plight of Appalachian blacks and the misdirection of ARC funds in meeting black needs were discussed.

SRC's research department and COD provided information for a speech given by the field coordinator of the Black Appalachian Commission which was delivered at the annual meeting of the Council of the Southern Mountains in Berea, Ky.

COD has assisted BAC with the publication and dissemination of a report by Michael Bruland entitled The Status of Black People in Applachia. Additionally COD is assisting BAC in a community survey of resources and problems facing blacks in the nine Appalachian states.

Other activities of COD during the past month include: meeting with David Heaps, Ford Foundation economic development specialist, and, on an another occasion, with Bill Hudson, director of the Community Film Workshop. COD was also represented at the 50th anniversary meeting of the National Bureau of Economic Research.

Hunger Fund grants have been made to the Hogansville (Ga.) Community Improvement Association and to the Redeemer Episcopal Day Care Program in Cross, S. C. to assist in food and medical services.

Housing and Planning

On May 19th, in Atlanta, H&P conducted a training session on rural housing for a field representative from the U. S. Justice Department's Community Relations Service.

Art Campbell attended "a rural development colloquim" held at the rural development center in Tifton, Ga. This center, an agency of the University System of Georgia, intends to develop a wide variety of programs in the areas of: (1) agricultural and forestry production, (2) marketing and utilization of forestry products, (3) community development, and (4) manpower training. This is the first center of its kind in the U. S.

Horace Barker and Art Campbell attended the annual conference of National Neighbors which convened at Oberlin College in Ohio. A report was made to the conference on the findings of our recent project to test discrimination in housing.

Leadership Project

South Today is in the process of doing a follow-up on the Emergency School Assistance Program (ESAP). Numerous abuses were documented some time ago by several civil rights agencies. Betsy Fancher has been at work on this report, as well as on a summary of the activities of SRC's School Desegregation Project.

Reese Cleghorn has been at work on an extensive background paper on school desegregation which will be distributed nationally to newspaper and magazine education writers under the auspices of the National Council for the Advancement of Education Writing. The paper is intended to help reporters--specialists and non-specialists--understand the subject better, with suggestions about whom they should contact (at SRC and elsewhere) in their work.

Since there will be no July issue of South Today, Kitty Terjen took advantage of the lull to get out of the office and gather some fresh writing material. She visited Surry County, Va., the coast of South Carolina, and an integrated camp in North Carolina. She returned to the office with enough information to keep her dutifully occupied til Christmas.

---Kitty Terjen
Editor

SRC SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

5 Forsyth Street, N.W., Atlanta, Georgia 30303

July 19, 1971

Cleghorn to Join Charlotte Observer

Reese Cleghorn, director of the Leadership Project and editor of South Today, leaves the Council August 1 to become editor of the editorial pages of the Charlotte Observer. Having joined the Council in February, 1969, after a highly successful career as a newspaperman, Reese is returning to the profession which has claimed his interest since he went to work for his home town newspaper when he was 17.

In announcing Cleghorn's appointment, Observer editor C. A. McKnight said he "is one of the most talented newspapermen the South has produced in this generation." Those working closely with Reese on South Today know just how true these words are and feel that it has been a great privilege to work with him, and learn from him. He will be missed, but the standards he has set for all of us will remain.

South Today Staff Adjustments

Organizationally, South Today will be transferred from the Resources Development Center to Publications and Information section and will be under the supervision of Robert E. Anderson, Jr. Bob will continue to be editor of New South and overseer of SRC special reports.

Kitty Terjen, who has worked with South Today from its inception in July of 1969 will become managing editor, in charge of the day-to-day planning and production of the paper and reports that go into it. She came to the Council with a background in research librarianship and a C-minus in college English (due to a proclivity for coma splices and misspelling). Under the guidance of Mr. Cleghorn, she has since learned to use a dictionary, which apparently now qualifies her for the job of managing editor.

Working in tandem with Kitty Terjen will be Betsy Fancher, a veteran of magazine and newspaper work, having worked with the Atlanta Constitution, Atlanta magazine and the Macon Telegraph.

Mrs. Ruth Howard will continue her work as subscriptions manager and invaluable secretary for South Today.

The South Today staff is a team that works well together and chances are very good that South Today will continue to develop as a significant voice in the South.

Housing Report Released

Equal Housing Opportunities in the South: A Challenge, issued by SRC's Urban Planning Project under the direction of Art Campbell and Moreland Smith and written by Horace Barker and Bob Anderson, was released to the press July 18th.

The report declares that recent housing policies announced by the White House might perpetuate another generation of segregated housing patterns more inflecible than in the past.

Copies are available from the Council for 50 centa a copy. Ten or more copies are 40 cents each.

The next issue of this newsletter will report on press reaction to this report.

Black Appalachian Commission Conference Held

The Black Appalachian Commission Conference, held July 9-11 at Black Mountain, N. C., culminated months of hard work by a lot of different agencies and people. The SRC's Community Organization Division has, for the past eight months, been providing technical assistance to BAC.

The conference was attended by more than 250 persons, black elected officials, students and others. Its objectives were (1) to provide resources and information on problems confronting black Appalachian residents and (2) to develop plans for continuing the Black Appalachian Commission.

Leon Hall, SDP Field Coordinator, conducted student workshops and Art Campbell, co-director of SRC's Housing and Planning Project, chaired a workshop on housing. The Voter Education Project and SRC's publications section also cooperated in this effort.

Pat Watters and the South

Our roving writer-in-residence has been traveling in southwest Georgia, Mississippi and Louisiana, gathering materials for writing and just talking to people about what is going on in the region. His observations will appear in the September issue of South Today.

Community Organization Division

The School Desegregation Project provided technical assistance to the South Carolina Study on Student Involvement, Columbia. A pamphlet about this project has been printed and copies can be obtained from SDP.

SDP also provided technical assistance to the Calvary Rehabilitation Project in Huntsville, Ala.

Organizational meetings were held with college and high school students in Aiken, S. C., New Orleans, the University of South Carolina, and Oxford, Miss.

SDP interns, Linda Hay and Murdell Varnado, are working on the first issue of an SDP newsletter. They have also assisted with the Mercer University newsletter.

While on a Black Appalachian Commission field tour, members of the COD staff observed two economic development projects in the Pittsburgh, Pa., area--the Urban Youth Action Inc. and the Allegheny Conference on Community Development. COD staffers plan to visit more economic development projects in the future.

Editors Note

Because many department heads are now on vacation and because of the transitional period now occurring within South Today, this newsletter is only a selective reporting of what's been happening at SRC during the past month. Activities of departments not included this time will appear in the next issue.

What a month!

--Kitty Terjen
Editor

SRC
SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

5 Forsyth Street, N.W., Atlanta, Georgia 30303

August 23, 1971

SRC Seeks New Director

On July 20th Dr. Raymond Wheeler, president of SRC, accepted the resignation of Paul Anthony, executive director of the Council since 1965. Paul joined SRC in 1956 to conduct a three-month survey of the newly spawned White Citizens Councils. When his "temporary" assignment was over, he stayed on at the Council, first as administrative assistant and then as field director. An article on Paul's career at the Council, written by Bob Anderson, will appear in the September issue of South Today.

SRC's Personnel Committee has met to consider names of possible candidates for the executive directorship. A final decision is expected shortly.

Paul has no immediate plans for the future, other than to get a good rest. Certainly he deserves one.

SRC Censures Nixon's Stand On Busing

Paul Anthony, in a press release to major newspapers in the region, sharply criticized President Nixon's strong stand against busing school children. He said, "President Nixon's statement of August 3 on school busing is a serious threat to quality education and good race relations in this region...

The President states that he is opposed to busing 'to achieve a racial balance.' The fact is that the Supreme Court has never--certainly not in its latest, most definite decision on the issue--required busing to achieve racial balance. For the President to imply that it has is to confuse an already delicate and complicated subject."

Anthony's response to the President's stand on busing came on August 4, weeks before Alabama's Gov. George Wallace took up the anti-busing banner.

Resources Development Center

There are several studies underway which may well point to programs for SRC and other agencies. One is an interim report on the economic background of 10 Mississippi counties. From this report it now appears that information and analysis will be forthcoming which will substantially aid in planning for economic activities with special impact on low income groups.

The other report of significance is one undertaken by a graduate student at Georgia Tech in cooperation with the Resources Development Center. This report, which is now in rough draft, applies systems analysis methods and a computer simulation program to the problem of labor intensive produce production. We are hopeful

that some of the problems in such an agricultural pursuit will be more sharply defined and at least some of the answers suggested.

Emory Via has been cooperating with a proposed project which would assist in opening better employment opportunities for black women.

Demba Diallo, a cabinet minister from Upper Volta, visited the offices for a briefing on Southern affairs.

Judy Hippler, a summer intern and recent graduate of the University of North Carolina, has finished her work at SRC. She handled a number of responsibilities this summer ably and with dispatch.

Community Organization Division

Butch Wright, Leon Hall and 50 teenagers are spending this week at Camp Fellowship, near Greenwood, S. C., to work on school desegregation problems. A full report on this most ambitious program will appear in the next newsletter.

South Today

Luther Munford's article on the misuse of Emergency School Assistance Program funds, which appeared in the July-August issue, has reportedly caused rumblings in Washington, especially within the Department of Health, Education and Welfare. In one report HEW denied the charges; in another, a HEW spokesman said he could not dispute the report. "We made an effort to closely monitor the funds," he said, "but we were limited by manpower."

Reese Cleghorn's farewell party, held July 27th at the Council, proved a promotional success for South Today. Many members of the press attended the gathering.

Associate Editor Betsy Fancher is out of the hospital where she spent two weeks in traction as a result of a back injury she received while covering a story for South Today in South Carolina. Betsy gallantly conducted business as usual from her hospital bed.

Editor's Note

Now that I am also managing editor of South Today, the SRC Newsletter is playing second fiddle. The September issue of South Today "went to bed" Thursday morning. I think you will find the articles up to our usual high standards and I hope you'll like some of the changes in format as much as I do.

Until the dust settles, I ask you to bear with my tardiness in regards to the Newsletter.

--Kitty Terjen
Editor

SRC SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

5 Forsyth Street, N.W., Atlanta, Georgia 30303

September 22, 1971

Administration

Jim Wood attended the National Catholic Council for Interracial Justice in New Orleans. The theme of the convention was "The Church in the City of Tomorrow." He went primarily to participate in the workshop on communications led by Eugene Schneider of the United Church of Christ. Most of the time in the workshop was spent exploring ways to protect citizens' rights in radio and television.

Housing and Planning

Eddie Cazayoux and Andy Gray, interns with the Housing and Planning Program during the summer have returned to Georgia Tech to complete work on their masters degrees in Architecture and City Planning.

During their tenure, Eddie and Andy developed three alternative site plans for a 100-plus unit housing development. They also wrote a 187-page report "Background Study and Evaluation" of the three sites, totaling 1164 acres, owned by the Panola Land Buyers Association. These preliminary plans will be presented to the Association at a meeting scheduled for September 23.

Horace Barker, also, has left the Council to do graduate work in Public Administration at the University of Georgia. Horace has made an invaluable contribution to the overall progress of the Housing and Planning Program. In addition to authoring a major report on Housing Discrimination, he helped put together a workshop and developed a proposal for establishing a metropolitan open housing organization in Atlanta.

Housing and Planning is convening a small group of housing experts on September 16 in Atlanta to get their advice on the establishment of a task force and action-oriented programs in housing discrimination. A statement on the outcome of this meeting and its significance will appear in the next newsletter.

Community Organization Division

Over the past few weeks, the Community Organization Division has focused upon two projects:

1) The Black Appalachian Commission. The COD has participated in three follow-up meetings (goal setting and program development) to the recent Black Appalachian Commission Conference in July. Meetings were held in Chapel Hill, N. C., Asheville, N. C., and Atlanta, Ga.

2) The School Desegregation Project. The primary focus of the School Desegregation Project in recent weeks has been upon the planning, implementation, and follow-up of the School Desegregation Institute for 32 black and white college and high school students from nine Southern states. An overview will be available upon request.

Publications

Paul Gaston, director of research, has returned to the University of Virginia, after a year's leave at the Council.

Equal Housing Opportunities in the South by Horace Barker, of the Housing and Planning Project and Robert E. Anderson, Jr., editor of Council publications, was released in July. The report was quoted by Frank McGhee on the N.B.C. Nightly News and drew editorial comment in several southern newspapers.

Virginia Foster's article in the Winter New South entitled "The Emancipation of Pure White Southern Womanhood" was re-printed in the National Observer of August 2, 1971.

South Today

It's always good to have friends in high places. Former South Today editor, Reese Cleghorn, reported that he reprinted portions of Frye Gaillard's story on the Lumbee Indians, which appeared in the September issue of ST, in the Charlotte Observer. We have also granted permission to reprint the Lumbee article in an anthology entitled Freedom, Society and Education, to be published by McKay Co. this winter.

Paul Hemphill's article on the "other side of Women's Liberation" which appeared in the July issue of South Today was reprinted on the Op-Ed page of the New York Times on August 26th, the 51st anniversary of the Woman's Suffrage Amendment. His article has come under attack from feminists, though Hemphill reports he has heard only good things about the piece. His mother-in-law, for example, thought it was a love poem to his wife.

---Kitty Terjen
Editor

S R C N E W S L E T T E R

52 Fairlie Street, N. W.
Atlanta, Georgia 30303

October 18, 1971

SRC Relocates

Under the direction of Jim Wood, SRC has settled into its new home on the 2nd floor of 52 Fairlie Street. It wasn't an easy move, relocating 10 years of living at 5 Forsyth. The general disorder of packing was rampant until Friday when everything, including the confusion, was transferred to moving vans, push carts and the arms of weary staff members. Working in shifts Friday night and Saturday, the troops managed to have everything placed by Monday, only to have to undo most of the work so that the carpet and telephone men could finish their jobs. By Tuesday, everyone was complaining about damages incured during the move and searching frantically for misplaced items, but by Thursday damages had been repaired and the mysteries of the missing this, that, or the other had been solved. Today finds SRC past the tiring excitement of moving and back to the pressing business of the day.

Community Organization Division

The Community Organization Division focused upon three activities this month: (1) Moving (2) The Black Appalachian Commission; (3) The School Desegregation Project:

Moving:

Whew!!!!!!!!

The Black Appalachian Commission - Early this month the COD provided proposal writing and planning assistance for the BAC. Later in the month the COD and the BAC executive committee participated in a joint planning meeting (strategy building) with a representative of the Congressional Black Caucus in Washington, D. C. The COD is presently the central coordinator for the forthcoming meeting of the BAC to be held on October 16, in Atlanta, Ga.

The School Desegregation Project - Leon Hall has made three field trips (technical assistance, recruitment/orientation, and training) during the month. The areas visited were: Meridian, Miss., Jackson/Yazoo City, Miss., and Macon, Ga. Also, the SDP staff has participated in three School Desegregation Institute follow-up meetings. Two of these were held in Atlanta, one by the Educational Coalition Representatives, the other by The Reginald Heber Smith Community Lawyer Fellowship Program. The third meeting attended was held in Washington, D.C., by the Educational Coalition.

Limited draft copies of the SDP Institute Report are now available.

Staff Changes

We regret that Ronald Wray, Mozell Varner and Barnetta Jackson will no longer be with us here at SRC. The only comfort to be taken is that they have not strayed far, all three having gone to the Voter Education Project (VEP) which occupies the 3rd floor of 52 Fairlie Street. We wish them every success in their new jobs and hope they will come and visit often.

South Today

"On the Wire," a personal editorial comment on Southern affairs, made its debut in the October issue of South Today and will appear on a regular monthly basis henceforth. Penned by a noted journalist, who wishes to remain anonymous, "On the Wire" promises to be a lively addition to the paper.

Libba Carmichael, a recent humanities graduate of Emory University, has joined the South Today staff on a volunteer basis. In addition to helping with South Today production activities, Libba has been appointed by royal decree to be editor of the SRC Newsletter. This will mean, no doubt, that the Newsletter will not only rise to greater journalistic heights, but it will also appear on time.

The New Editor Has a Say

I very much appreciate the above vote of confidence. For an inexperienced BA, its a real ego boost. The warmth I have experienced here has completely dispelled my fears of a cold, cruel business world. I am very proud to be associated with SRC and am quickly coming to a deeper appreciation of my Southern heritage while furthering my understanding of all the potential that is ours.

---Libba Carmichael
Editor

SRC SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

52 Fairlie Street, N.W., Atlanta, Georgia 30303

November 15, 1971

28th Annual Meeting Postponed

Members of the Council are reminded of the notice dated November 2 from the Executive Director announcing that the Executive Committee has postponed the Annual Meeting from November 19-20 to a date to be announced.

SRC Staffer Attends Aging Conference

Mrs. Nobbie Morgan, Administrative Assistant, attended a three-day Conference on Aging held in Cartersville, Ga. The meeting began October 20 with discussions centering around task forces. The theme of the conference was how to make life for the senior citizen more livable.

Resources Development Center

During recent weeks Emory Via has met with representatives of other agencies interested in southern school desegregation. The Education Coalition, as the group is called, has also heard presentations from Clarence Wright and Leon Hall. Dr. Via has consulted with a small group of persons working with poor whites in Appalachia regarding ways of improving programs there.

Miss Gwen Gardner who works Antioch College programs and is engaged in research on in-school relationships in the Atlanta schools has made use of SRC materials, files, and discussions with Clarence Wright, Leon Hall and Emory Via.

Community Organization Division

Over the past few weeks, the Community Organization Division has focused its resources on two areas:

1) The School Desegregation Project. The primary focus of the SDP staff in recent weeks has been upon finalization of plans for the forthcoming program year. Program activities (orientation, recruitment, training) have been conducted on college campuses in Mississippi (University of Mississippi, Jackson State College, Tougaloo and Milsapps Colleges), and in Georgia (Mercer College). Technical assistance has been provided for the Selma Project Education Alternative Center. The SDP Field Coordinator Leon Hall was a panelist for the Education Workshop at the 56th Anniversary Convention of The Association for the Study of Negro Life and History, Inc. The convention was held in Washington, D. C. on October 21-24. Also, the third edition of the SDP Newsletter was also published during this period.

2) The Black Appalachian Commission. The COD coordinated the first Board of Directors meeting for the BAC. Follow-up technical assistance was provided by the COD to place the BAC office (records, etc.) in shape for the takeover of the newly appointed director on December 1, 1971.

Labor Project

Emory Via has had further consultation with the University of Alabama at Birmingham regarding their proposed Labor Education Program. Recently the Labor Project has consulted with a very worthwhile effort by the South Carolina Council on Human Relations and other organizations regarding problems involved in the implementation of portions of the Federal Emergency Employment Act in South Carolina.

Representatives of the University of Texas have almost completed their preliminary studies related to a pilot Black Female Employment Project. SRC's Labor Project will assist in the operational phase of this program.

Housing and Planning Project

Recently the HPP convened meetings in Epes, Ala. and in Atlanta, Ga. around the issues of housing discrimination and the Panola Project. Both were successful. Some ideas from the Housing Discrimination meeting were incorporated into next year's program proposal. The consultants attending the Panola meeting are living up to their promises: a preliminary cost estimate for constructing water and sewer systems was just received from one consultant, and another has revised site plans to reflect changes desired by Panola Land Buyers Association.

The HPP sponsored a field trip to Panola for the Georgia Tech class involved in that project. One item on the itinerary was a briefing/ debriefing session involving the students and representatives on the Federation of Southern Cooperatives who now have a training and research center.

Considerable time has been spent on developing program proposals and budgets for the coming year.

Publications

In the March 18 Newsletter, we reported that Robert E. Anderson, editor of publications, had written an introduction to a textbook on civil rights, entitled Civil Rights During The Kennedy Administration. The author is James Harvey of the political science department at Jackson State College. Now, we note that the book has been published by the University of Mississippi Press.

The Fall issue of New South to be out in December will be a special issue dealing with hunger and some related health problems in the South. The featured article is by Dr. Raymond Wheeler, President of the Council.

Pat Watters' forthcoming book, Up Til Now, has received a glowing pre-publication mention in The Nation.

South Today

Bill Winn's article on Surry County, Va., which appeared in the November issue, has had great impact. The Richmond Times-Dispatch and UPI ran stories on the article November 1st. The following day was election day in Virginia, and for the first time ever, predominantly black Surry County elected three black members to the five-man county board of supervisors. It was quite a victory.

The article has stirred up a controversy. A letter to the Times-Dispatch asked, "Why did your paper have to get an article out of a publication in Atlanta, Ga.? Don't you have enough correspondents to cover an area just 50 miles from Richmond?"

The Times-Dispatch, Sunday, Nov. 14th, carried a follow-up article on the Surry elections.

Ray Jenkins' article on George Wallace, which also appeared in the November issue, was given good coverage by the Atlanta Constitution.

Associate South Today editor, Betsy Fancher, attended a meeting of the Governor's Commission on Goals for Georgia in October. Later that month she spoke to the Georgia Library Association at Jekyll Island. Her subject was the process of researching her book, The Lost Legacy of Georgia's Golden Isles, which is now in its fifth printing.

Kitty Terjen, managing editor of South Today, spent a day in Chicago recently where she consulted with leaders of the American Library Association. She also had the pleasure of meeting with Meyer Weinburg, editor of Integrated Education, while she was in the Windy City.

Hank Terjen has been transferred to New York City, which means Kitty Terjen must leave the Council and follow her husband North. Hank will be departing immediately, but Kitty will hang around until after the first of the year and perhaps until spring.

Libba Carmichael who helped out with South Today during October on a volunteer basis found a paying job at Georgia magazine. We miss her already.

This issue of the Newsletter was edited by Miss Eugenia Kemp and Mrs. Betsy Fancher.

SRC SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

52 Fairlie Street, N.W., Atlanta, Georgia 30303

December 15, 1971

Interim Committee To Direct Council

The executive committee, at Paul Anthony's request, accepted his resignation as executive director, to be effective on or about November 15.

The committee expressed by resolution its grateful appreciation for the loyalty, the commitment, and the leadership which Paul Anthony has provided the Council during the past six years.

Three members of the staff were then appointed to administer the affairs of the Council as an interim committee: Mr. Emory Via--Programs, Mr. Jim Wood--Administration and Personnel, Mrs. Ruth Vick--Financial Affairs.

Staff Presents Plaque

On December 10, 1971, the staff expressed its appreciation of Paul Anthony's leadership by presenting him with a plaque signed by all the members of the staff, which read as follows:

> "In recognition of your many contributions to the betterment of the South, your encouragment of those seeking justice and understanding among people, your love of the Southern Regional Council and devotion to its goals and principles, and your leadership, exercised with wisdom, humaneness and good humor, often in the face of adversity, we present this permanent token of our respect and affection."

Resources Development Center

The long awaited report on the ten-county Mississippi area has been completed by the consultants at the University of Texas. It is a substantial document describing economic conditions, problems and prospects as background for evolving economic development proposals.

Labor Program

Recently Emory Via met with a dean and associate dean at the University of Georgia to discuss with a labor representative ways in which the University and unions might work together including the possibility of establishing labor education programs at the University.

Via has assisted in planning a national civil rights conference by the Amalgamated Meat Cutters and Butcher Workmen's union. Leon Hall was a participant in the program. The Labor Program also gave assisstance in planning the Advanced Southern Labor School and Emory participated in both. SRC materials were supplied for both of these meetings. Also for both of the meetings arrangements were made for John Lewis of VEP, Inc. to take part in seminar sessions.

Housing and Planning Project

In connection with HPP's interest in rural housing, Art Campbell has met on two occasions with representatives of organizations in Georgia who are interested in this problem. At the last meeting in Tifton, Georgia, this group began developing plans for a conference on rural housing to be held in April, 1972.

After many years of dedicated service to the Southern Regional Council--six years as director of the Housing and Planning Project--Moreland G. Smith is retiring on December 15. We wish Moreland well in retirement.

Community Organization Division

The Community Organization Division has worked closely with the National Medical Foundation in developing a list and contacting perspective doctors for a South Carolina Comprehensive Health Center.

In follow-up to the recent Black Appalachian Commission Board of Director's meeting in early October the Community Organization Division has conducted several orientation/planning sessions with the new director of the Commission, Jack Guillebeaux.

Recently, the Community Organization Division conducted a brief seminar with eleven students from Friends World College. Tentative plans for an on-going tri-montly seminar with the student group is now being considered.

The School Desegregation Project activities have been largely focused upon the recruitment and training of college volunteers. Recruitment and training sessions have been conducted at Auburn University, Auburn, Ala.; Birmingham Southern and Daniel Payne College, Birmingham, Ala.; Tulane University, New Orleans, La.; and Tougaloo College, Tougaloo, Miss. Bad weather forced cancellation of recruitment/training sessions at the University of South Carolina, Columbia, S. C.

Publications

Elizabeth Tornquist's article in the Summer, 1971, New South, "Juvenile Corrections in North Carolina" is being re-printed in the national publication of the American Civil Liberties Union (ACLU).

Bob Anderson, editor of SRC publications, was interviewed via telephone by a San Fransisco radio talk show, December 5, on the recent South Today education issue.

Also from the South Today education issue, portions of Eleanor Clift's story on Jackson, Miss. schools and Naomi Myles report on North Carolina private schools are being reprinted in the Charlotte Observer.

This issue of the Newsletter was edited by Miss Eugenia Kemp and Mrs. Betsy Fancher.

And merry Christmas to you all.

SRC SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

52 Fairlie Street, N.W., Atlanta, Georgia 30303

January 24, 1972

Administrative Affairs

Probably the most significant hope to emerge from the recent Symposium on the Contemporary South, co-sponsored by the Southern Regional Council, was that the North would be abandoned as an adequate model for Southern imitation in every field from human rights to the building of cities.

Said C. Vann Woodward, the Arkansas native who teaches at Yale University: "We are in fact still living with the progressive realization of Grady's dream of a Yankeefield South. Every new throughway, every new supermarket, every central city is an extension of it. The full horror of it is suggested, but slightly, by a drive between Tampa and Clearwater and what litters both sides of the throughway."

His viewpoint was shared by most of the other leaders of the symposium which was co-sponsored by the University of Florida at Tampa January 9-13. The four main topics included "Two Decades of Human Rights," "The New Southern History," "The New Southern Politics," and "The South Tomorrow."

The symposium was primarily the work of Jim Silver, formerly of Old Miss and the SRC Board and now a faculty member of South Florida University. Participants included: Paul Anthony, former Director of the Southern Regional Council; Reubin Askew, Governor of Florida and a leading spokesman for what he terms "the maturing South;" Julian Bond, former communications Director of the Student Nonviolent Coordinating Committee and currently a member of the Georgia Legislature; Leroy Collins, former governor of Florida and the first director of the U. S. Community Relations Service, Undersecretary of Commerce and recent author of FORERUNNERS COURAGEOUS; Leslie Dunbar, Executive Director of the Field Foundation and author of A REPUBLIC OF EQUALS; Harold Fleming, former Executive Director of the Southern Regional Council and Deputy Director of the U. S. Community Relations Service and president of the Washington based Potomac Institute; John Hope Franklin, a fellow of the Board of Foreign Scholarships, former history department chairman at the University of Chicago and author of THE MILITANT SOUTH and FROM SLAVERY TO FREEDOM: A HISTORY OF AMERICAN NEGROES; Paul M. Gaston, a Fullbright fellow, associate professor of History at the University of Virginia and author of THE NEW SOUTH CREED; Benjamin Mays, president of Morehouse College for 27 years, chairman of the Atlanta School Board and author of BORN TO REBEL and C. Vann Woodward, author of three award winning books about the South and a Sterling Professor of History at Yale.

Southern Regional Council staffers who attended the meeting included Bob Anderson, Art Campbell, Ruth Vick, Pat Watters and Jim Wood.

OUR LAND TOO caps Lillian Smith Award

In January, the Council announced that "OUR LAND TOO" by Tony Dunbar had won the coveted Lillian Smith Award which is presented annually for a distinguished literary work on the South and Southern affairs. The award this year includes a $500 honorarium.

Mr. Dunbar's book, describing life in a black community of rural Mississippi and in a coal mining section of Kentucky, is the product of the author's observations and insights as a field worker with the poor in both localities. The book draws upon recorded conversations with a black community in Mississippi telling of day to day problems of survival. Taped conversations with a retired coal miner are also skillfully interspersed with the author's commentary on misuse of people and power in appalachian strip mining operations. Through the book emerges the theme that although poor whites and poor blacks have been separated and alienated from each other, their eco-onomic and political needs are the same.

The Lillian Smith award, named for the Georgia novelist and humanitarian who died in 1966, is given to the book which in the opinion of the Council best reflects Miss Smith's interest and work. Members of the award committee include Bell I. Wiley, author and professor of history at Emory University, Atlanta; Howard Lee, mayor of Chapel Hill, N. C.; James Stokely, author and poet, Newport, Tenn; Hodding Carter, III, author and publisher of the Delta Democrat-Times of Greenville, Miss. and Dr. George Owens, President of Tougaloo College, Tougaloo, Miss.

Portions of the book have previously appeared as an SRC pamphlet entitled "The Will to Survive." A news release on the award was given to book editors for publication January 16.

Community Organization Division

The Community Organization Division has given special attention to two program areas over the last three weeks. The Black Appalachian Commission conducted a four day orientation for the new B.A.C. director Jack Guillèlaux and provided technical assistance on proposal writing. Leon Hall of the project conducted a five day tour of Mississippi, visiting Tougaloo Volunteers. He also spoke at the Martin Luther King Memorial Service at Meridian High School, Meridian, Miss. and organized interview schedules for persons interested in working with Project Opportunity.

Publications

Betsy Fancher's SOUTH TODAY article on the busing of children from the ghettos of Atlanta's Summerhill to two of the city's poshest elementary schools was reprinted in the CHARLOTTE OBSERVER and the ATLANTA VOICE.

Mrs. Fancher's first book, published under the name of Betsy Hopkins Lochridge and titled BLUE RIVER, a fictionalized account of relationships between the races in the South, will be reissued

February 28 with an autographing party at Rich's Department Store in Atlanta. The book was hailed as a "slender, lyrical, near masterpiece" by critic Sterling North on its orignial publication in September, 1956.

Naomi Myles' SOUTH TODAY article on North Carolina private schools was reprinted in the North Carolina ANVIL.

The NEW SOUTH special issue on health care was released on December 29 and received attention in both published and electronics media.

Pat Watters spoke at Dr. Paul Gaston's graduate seminar in Southern History and before the History Club at the University of Virginia in January. He was also a panelist at the Symposium on the Comtemporary South at the University of South Florida early in the month. During December, Mr. Watters was on a leave-of-absence to edit a book based on a conference to study the Federal Bureau of Investigation which was sponsored by the Woodrow Wilson School of Princeton University and the Committee for Public Justice. The book will be published by Doubleday later this year. His own book on the civil rights movement of the 1960's, DOWN TO NOW, was published by Pantheon Books in January.

SOUTH TODAY Staff Changes

Kitty Terjen's resignation as managing editor of SOUTH TODAY was effective January 31. Pat Watters, Director of Information, is now editor of the paper. Betsy Fancher continues as associate editor and Ruth Howard as the circulation manager.

Housing and Planning Project

During the past month, the Housing and Planning Project continued to work on a rural housing conference for Georgia. Art Campbell met in planning sessions on December 30 and January 7 in Macon, Georgia with representatives of the Coastal Plains Regional Planning Commission Rural Development Center, Georgia Department of Family and Children Services and the Urban Life Center of Georgia State University.

The Housing and Planning Project has contacted several individuals involved in rural housing in South Carolina concerning the development of a HPP-technical assistance program in that state in the area of rural housing.

HPP activities on behalf of Panola:

(a) Attended December board meeting of the Panola Land Buyers Association.
(b) Met with HUD officials and an attorney in Birmingham concerning the long range housing project
(c) Explored availability of technical assistance from the newly-created Housing Assistance Council(funded by a $4 million OEO grant to stimulate housing development in small towns and rural areas).

This issue of the Newsletter was edited by Mrs. Betsy Fancher and Miss Eugenia Kemp.

SRC SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

52 Fairlie Street, N.W., Atlanta, Georgia 30303

February 15, 1972

Administration

The Southern Regional Council recently announced the appointment of George H. Esser, Jr., as Executive Director.

Mr. Esser, 51, is a native of Norton, Virginia and has lived most of his adult life in Chapel Hill, North Carolina. He was associated for many years with the University of North Carolina and later gained wide recognition as Executive Director of the North Carolina Fund, established in 1963 as a private agency dealing with poverty and education in the state.

Mr. Esser, who will assume his duties with the Southern Regional Council on May 1, becomes the Council's sixth executive director in its 28 year history. Previous directors include Guy Johnson, recently retired from the faculty of the University of North Carolina; the late George Mitchell; Harold Fleming, President of the Potomac Institute; Leslie W. Dunbar, Director of the Field Foundation and Paul Anthony, immediate past director.

Following military service in World War II, Mr. Esser attended Harvard University Law School. After graduating in 1948, he came to the Institute of Government at the University of North Carolina as associate director. He subsequently became a professor of public law and government, working in the fields of municipal law and administration, urban problems, state and local tax policy, and state government re-organization. He served on the research staff of numerous major legislative commissions.

In 1963 he became Executive Director of the North Carolina Fund which was established under the leadership of former North Carolina Governor, Terry Sanford and funded by the Ford Foundation, the Mary Reynolds Babock Foundation and Z. Smith Reynolds Foundations for a five year period. Under Mr. Esser's administration, the North Carolina Fund supported eleven community action programs throughout the state, carried out research and training programs, sponsored a public information service, and operated experimental and demonstration projects in manpower development. The Fund helped establish financial support for various spin-off corporations which still operate in fields of public education, low income housing, manpower development and community and economic development, the latter corporations controlled and managed by poor black communities.

At the termination of the Fund in 1969, Mr. Esser joined the Ford Foundation as southern advisor on grants and projects. In his position, he has traveled widely throughout the South, gaining broad first hand knowledge of the region's problems and potential.

In accepting the directorship of the Council, Mr. Esser noted the contributions of his predecessors both to the Council and the region as a whole. "Following in the footsteps of such men is a high honor. I have known all five either personally or by reputation and I am aware of the immense dedication and competence they brought to their job. The South during the past three decades has undergone vast changes in race relations, in politics, in economic development, in social outlook. But there is much more to be done and if the region is to realize its promise and potential the job ahead must be approached thoughtfully, compassionately, accepting new and creative ideas, while drawing on the resources and knowledge of wise men who have loved and led the region throughout some of its most tragic times. The Southern Regional Council, because of its unique role in the South as a needed voice of informed reason and as an innovator in projects and programs designed to put both reason and justice into practice, has a large role to play in regional develop in the years ahead. I look forward to the opportunity and the challenge that the members of the Council have trusted to me."

Publications

A news release on Mr. Esser's appointment drew attention both in the national press--including the New York Times and Washington Post--and also in the newspapers throughout the region. The Durham Herald gave it from page attention in a six column headline and included a lengthy interview with George Esser. The Raleigh Observer and the Charlotte Observer carried special news articles and the Charlotte Observer commented on the appointment at some length in its Wednesday, February 9 edition.

"Mr. Esser," the Observer concluded "will add new strengths to a private organization which probably has been more influential than any other in changing the South for the better."

Robert E. Anderson, Jr. was taped by radio station WAOK in Atlanta on the appointment. Earlier he was taped by the State News Network on SRC's press release regarding problems of high school desegregation.

Community Organization Division

During the month of February, the Community Organization Division

has continued activities with the Black Appalachian Commission and the School Desegregation Project. Meetings were held with two professors at the Atlanta University complex concerning graduate candidates to conduct a four month study of the Appalachian Regional Commission. Several potential candidates were interviewed.

Leon Hall, Director of the School Desegregation Project, engaged in the following activities:

1. Field tour to check mass expulsions in Wilkes County, Georgia.
2. Participated in a meeting of the NEA Internal Council on the In-School situation in the desegregated school. Students from Mississippi and South Carolina also participated in the meeting.
3. Conducted workshops for Emphasis Conference at Emory and Henry College; Emory, Virginia.
4. Conducted a debriefing session for the participants in the Tougaloo Interim Project in desegregated schools throughout Mississippi.
5. Met with students in Meridian, Mississippi.

Additionally, meetings related to school desegregation and the establishment of a student advocacy program were held with Professor Ernie Ladd at Emory University and Paul Piersma of the National Juvenile Law Center in St. Louis, Mo. The fourth edition of the SDP Newsletter, under the editorship of Marge Manderson, has received a strong response from groups in several states.

Clarence Wright participated in a Community Crisis Intervention workshop at Washington University, St. Louis, Mo. and a meeting of training organizations and community groups concerning forthcoming changes in the OEO Program. He also served as a participant/observer at a youth conference in Birmingham, Ala., during the last week in January.

Housing and Planning

Art Campbell was recently elected as one of the seven from Fulton County to the executive committee of the Atlanta Metropolitan Open Housing Coalition.

Over the past month, HPP has been engaging resource people and developing the agenda for a Georgia rural housing conference to be held May 4-5, in Tifton, Georgia.

This issue of the Newsletter was edited by Mrs. Betsy Fancher and Miss Eugenia Kemp.

SRC SOUTHERN REGIONAL COUNCIL, INC.
NEWSLETTER

52 Fairlie Street, N.W., Atlanta, Georgia 30303

March 16, 1972

Administration

Jim Wood made two recent trips to Washington, one to attend a workshop dealing with the present state of the Tax Reform Act, 1969. This was a good conference, but no unique knowledge was gained. The second, a symposium at the Smithsonian Institute where a study entitled, "The Limits of Growth" was presented. The report was prepared by a team from M.I.T. for THE CLUB OF ROME. The club has an organization of 75 businessmen and scientists recruited on a world-wide basis by Aurelio Peccei, the founder and president. The report sees the world as a finite system in which at a certain point growth must stop or the system, i.e., the world will collapse. It is the judgement of authors that we have nearly reached this point. The report which is based on computer models is already highly controversial and will become more so. The symposium was lively and informative.

Resources Development Center

New Employment Project is Underway

The Resources Development Center and its Manpower Program are very pleased to announce the arrival of three staff persons to work in the new Black Women Employment Project. Alexis Herman is Director, Paulette Norvel, Associate Director, and Velvia Jackson is Administrative Secretary. This will be a pilot project to demonstrate the effectiveness of using diligent recruiting, reliable job information, and supplementary training in conjunction with thorough efforts in select industries to determine where the jobs are, company procedures, and job requirements. The project is an experimental expansion of the "outreach" concept in breaking employment barriers which has been used effectively in other job areas. The BWEP will focus on upper level white collar jobs that will either be at the professional, technical, or managerial level or will lead to such positions through advancement or company provided training programs.

The BWEP program focus has been determined by an analysis of the Atlanta labor market indicating both a special need for quality jobs for black women and that they are seriously underutilized in certain industries and job classes. Emory Via, Director of the RDC has been working with SRC members and University of Texas faculty member Ray Marshall in establishing the program. The University of Texas will provide research assistance and a careful evaluation of BWEP's efforts. Via has high hopes for the success of the project and feels that SRC is most fortunate in securing the services of a really competent staff for this effort in Alexis

Herman, Paulette Norvel, and Velvia Jackson.

Publications

Pat Watters appeared on a panel March 9 discussing "Civils Rights" before a group of European Newspaper correspondents from both sides of the Iron Curtain visiting Atlanta during a tour of America sponsored by the State Department. His article on "Workers, White and Black in Mississippi" appeared in a special issue of Dissent Magazine on the blue-collar worker.

Community Organization Division

The Community Organization Division has continued work with the Black Appalachian Commission in the area of program development and planning. For the next four weeks, Jack Guillebeaux, the Director of the Black Appalachian Commission will be working out of Moreland Smith's old office here at SRC.

The School Desegregation Project has engaged in the following activities:

1. Field tour of 14 project sites out of the Tougaloo Interim Program, Tougaloo College; Tougaloo, Miss.
2. Technical assistance to student groups in Auburn, Ala.; and Meridian, Miss.
3. Conducted workshops for the Alabama Educational Association at their statewide meeting in early March.
4. Conducted workshops and spoke at a student conference in Huntsville, Alabama.
5. Met with representatives of Harvard Center for Law and Education concerning legal strategies to aid students.

The Community Organization Division and the School Desegregation Project are extremely happy to have Mrs. Arminta Gatewood as Administrative Secretary.

Housing and Planning

Art Campbell, project director, met with 3 members of the Black Concerned Citizens of Greer, S. C. and public officials of that city concerning one initiation of a community advocacy planning project that would focus on several run-down sections of the Black Community. Currently, an investigation of private resources to implement this project is being conducted.

Presently, Housing and Planning is assisting one Atlanta Region Open Housing Coalition in program development. Art Campbell arranged a field trip to Louisville, Ky; Dayton, Ohio and Washington, D.C. for representatives of the Coalition to explore similar housing discrimination programs and potential funding sources.

The project director was also involved in two meetings over the past month relative to the Panola Housing Project.

Work on the rural housing conference is continuing.

This issue of the Newsletter was edited by Mrs. Betsy Fancher and Miss Eugenia Kemp.

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SOUTHERN REGIONAL COUNCIL

5 FORSYTH STREET, NORTHWEST

ATLANTA, GEORGIA 30310

FIELD ACTIVITIES NEWSLETTER

January 20, 1967

New Executive Assistant at SRC

James N. Wood of Mobile has been employed by the SRC as Executive Assistant to the Director. Jim was born in Richmond some time ago. He was graduated from Fluvanna County High School and then enlisted in the Air Force. He served overseas in World War II as a fighter pilot and was discharged as a captain in 1945. He received his B.A. degree in psychology from the University of Virginia in 1950. Since 1952 he has worked in Mobile in the grain merchandising and ocean freight forwarding business, which involved work with small, country grain elevators over an area including northwest Florida, southern Alabama, Mississippi, Arkansas, western Tennessee, southeast Missouri, and northern Louisiana.

Jim has served as director of the Mobile Area Committee for Training and Development, which operated a rural training program for approximately 100 migrant farm workers under Title III B of the Economic Opportunity Act and is currently operating an experimental and demonstration project for 280 trainees, with a budget of about two million dollars.

Together with Mrs. Wood (Kathie), Jim has long been active in the affairs of the Mobile and Alabama Councils on Human Relations.

He will take up his duties at the SRC office in late January.

School Desegregation Boon

Human relations folks should be mindful of the beneficial effects of a recent decision and decree by the Fifth Circuit Court of Appeals on school desegregation. All school systems under court-ordered plans in the fifth circuit are now required to desegregate under approximately the same rules set forth in Office of Education guidelines for Title VI compliance. This simplifies the task of those working for school desegregation. The NAACP Legal Defense and Education Fund is reopening all fifth circuit cases. The fifth circuit covers Georgia, Alabama, Mississippi, Louisiana, and parts of Texas and Florida.

Southern Interagency Conference

The Southern Interagency Conference held its first meeting of 1967 at the Atlanta Biltmore Hotel on January 18-19. Most of the meeting was given to presentation and discussion of A "Freedom Budget" for All Americans, a program for the eradication of poverty recently proposed by the A. Philip Randelph Institute. Bayard

Rustin, Executive Director of the Randolph Institute made an overall presentation. Vivian Henderson, economist and president of Clark College, spoke on the "Freedom Budget" as it pertains to full employment and its proposal of a minimum annual income. Frank Smith, ex-congressman from Mississippi and now a T.V.A. Commissioner, talked about the Budget's proposals for regional development and conservation of natural resources. (SRC is the "secretariat" for the Southern Interagency Conference, a loose organization of some forty intergroup relations agencies for exchange of information and ideas.)

Tennessee Council on Human Relations

The TCHR Annual Meeting has been scheduled for January 28 and 29 at the Andrew Jackson Hotel in Nashville. Outgoing president Martha Ragland will address a luncheon meeting on Saturday. John Dyer, former director of the Office of Economic Opportunity for Tennessee, will speak that afternoon on utilization of available federal programs. Dr. Leslie Dunbar, director of the Field Foundation, will be speaker for the annual banquet on Saturday evening.

The Georgia Council on Human Relations

The Georgia Council has employed a new assistant to the director. The Reverend Al Henry will begin his work with the council in February. Al will come to Atlanta from Koinonia Community Farm of Americus, Georgia. Trained as a Southern Baptist minister, Al served the Pilgrim Congregational Church, Birmingham during the days of Bull Conner and the demonstrations. He was active in the Alabama Council there. The bulk of his efforts with the Georgia Council will be devoted to development of neighborhood councils in the Atlanta area. Al is married and the father of four children.

I have previously mentioned the booklet titled Know Your Rights which was published cooperatively by the Georgia Council and the American Civil Liberties Union of Georgia, utilizing an initiating grant from SRC. It has been a phenomenal success. Designed primarily to help poor people who have trouble dealing with the police, it uses drawings and basic-vocabulary text to clarify the rights of persons stopped or arrested. More than 30,000 copies have been printed and distributed. (The South Carolina Council is distributing the booklet with its own imprint--an arrangement available to other groups, also.) Somewhat to everyone's surprise, it got a favorable reception from police departments. Mrs. Florence Robin of the Georgia ACLU attributes this fact to its emphasis on the policeman's rights, as well as the rights of citizens. Atlanta Police Chief Herbert T. Jenkins ordered 1,000 copies and instructed all officers to read it. Police departments in towns like Augusta,

Gainesville, and Alma are using it, too. ACLU and the human relations council are holding a number of clinics around the state to explain citizens' rights, using the booklet and slides.

The Georgia Council has also expanded its program of education on welfare rights and will press school desegregation efforts again this year. Although many of us are disappointed with the weakness of "freedom of choice" desegregation plans, the GCHR feels that it is important to continue efforts to secure transfers during this year, lest momentum be lost and Negro parents be even more discouraged. In a series of five area meetings throughout the state the desegregation "rules" will be explained and community leaders instructed in the techniques of organizing for desegregation.

The Houston Council on Human Relations

The Houston Council has a new Executive Director. He is The Reverend Jack Murray, a Lutheran minister. Mr. Murray, who is originally from New Haven, Connecticut, has long been an active member of the Houston Council. He is an Air Force veteran and a graduate of Bethany Lutheran College and the Lutheran School of Theology at Rock Island, Illinois. He has been pastor of Augustana Lutheran Church in Houston since 1960. He has served on the faculty of Houston's Institute on Desegregation for School Teachers, Administrators and Counselors.

The Houston Council has developed an interesting program called "Meet the Mayor." It consists of a series of public meetings at regular intervals at which the Mayor speaks for about 20 minutes on some aspect of the city's administration or problems and then opens the meeting for questions. The Mayor brings along a secretary to help record complaints. The complaints are referred to appropriate departments of the administration and so far have been acted upon with approximately 60% completions, according to Frances Dukler, Acting Director of the Houston Council. Average attendance at the meetings has been 300. The project was initiated last summer when tensions were high. "We cannot take credit for a summer of tranquility because of these programs," writes Frances. "However, we will take credit that 1500 people sat down and talked with the Mayor about common problems, and this was a first for all of us."

The Arkansas Council on Human Relations

The Annual Meeting of the Arkansas Council was held at the Albert Pike Hotel in Little Rock on Saturday, January 14. Keynote speaker at the dinner meeting was Stephen N. Shulman, chairman of the Equal Employment Opportunity Commission. Paul Anthony, Executive Director of the Southern Regional Council, was a luncheon speaker.

The Arkansas Council has come out with a mimeographed Handbook for Local Councils on Human Relations, another of the commendable steps they are taking to organize and service local chapters. Incorporating materials previously prepared by the Florida and Houston councils, it includes specific suggestions of things to do in the areas of (1) education and public schools, (2) voter education, (3) labor and employment, (4) welfare and poverty programs, and (5) housing. Addresses of appropriate resource-agencies for each program area are given. There is also a sample constitution for a local council on human relations. The handbook is well done and seems to me to be a good idea for any of the state councils.

Among other things, the Arkansas Council is working extensively and effectively on prison reform and is in the process of forming chapters in El Dorado, Camden, and Arkadelphia. They have also been given a small special grant by SRC to conduct a study of welfare programs in three counties in eastern Arkansas.

The South Carolina Council on Human Relations

In her quarterly report, Alice Spearman says:

"In the main, most decision-making in South Carolina is done quietly and behind-the-scenes, presumably by a relatively small group of people. To say how much this is because of accepted power patterns, lack of faith in democratic processes, or actual fear of the uneducated, uninformed masses would merely be to hazard a guess. Much evidence points to the need for building a widely representative, informed, and socially motivated citizens' movement. Granted such a process would be slow and require adequate resources and skill, we believe that this should become the articulated, long-range goal of the South Carolina Council on Human Relations."

The SCCHR has made a commendable start in that direction. A year ago they had 957 dues-paid members living in 80 South Carolina communities, and there were eight organized chapters. Now there are 1,178 members from 153 communities and 12 active local councils. In addition there are ten affiliated Rural Advancement Project groups and eight student human relations groups.

A Couple of Movies

For church groups...Aubrey Brown of the Virginia Council, who headed the planning committee for the "Conference on People, Religion and a Changing Virginia," says that a movie shown at the conference seems to have made a great impression on those who saw it. Titled A Time for Burning, it was produced by the Lutheran Church and tells the story of a minister who tried to lead his congregation to come to grips with prejudice and discrimination.

In the end he is pressured into resigning, and the film portrays all of rationalization by some and growth by others in the process. It may be obtained at $20.00 per showing from Contemporary Films, 267 West 25th Street, New York 1, New York.

On conditions in the rural south...Francis Walter of the Selma Inter-religious Project highly recommends Lay My Burden Down, a 16 MM documentary film of social and political conditions among rural Negroes in the vicinity of Selma, Alabama. One hour in length, it illustrates how little recent laws have changed the lot of Negroes in Alabama, what Selma is like now, and the circumstances which drive rural Negroes into city ghettoes. The film may be ordered from National Educational Film Service Audio-Visual Center, c/o Mr. James Cole, Indiana University, Bloomington, Indiana.

Department of Humans Related

A story in the Charlotte Observer about South Carolina Council director Alice Spearman, written by reporter Jack Bass, was headlined "SOUTH CAROLINIAN DOESN'T PUSSY-FOOT ABOUT LIFE" (in huge type). Because the wirte-up was so fascinating and because it says something about, as well as to, the kind of folks involved in human relations in the South, I want to quote the first few paragraphs here--and hope that I don't get into trouble for plagiarizing.

"For almost three years as a young woman, Alice Buck Norwood traveled the world, living on skimpy savings, $500 from her father, and by her wits.

"She spent six weeks in Russia with a student group in 1930 and later found herself branded a Communist as a result.

"To save money, she slept on the floor of train stations in India--with hundreds of the native poor.

"Through it all, the South Carolina banker's daughter developed a sense of compassion, a rejection of race as a measure of individual worth, and a desire "to teach people to raise hell and do something."

"As Executive Director of the S. C. Council of Human Relations, she took over a sickly organization in 1954 with 78 members and has given it her own drive and vitality.

"She has been Mrs. Eugene Spearman for almost 30 years, a smartly-tailored--but not overly stylish--animated aristocrat committed to democracy.

January 20, 1967

"Strangers meeting her for the first time usually guess she is in her early 50s. It is almost unbelievable that she will be 65 next year--a fact she easily volunteers--and is talking of retirement.

"'You have only one life to live and you have to choose whether you want to go around pussy-footing about what you believe is right,' Mrs. Spearman says."

--J. Edwin Stanfield
Director of Field Activities

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FIELD ACTIVITIES NEWSLETTER

February 16, 1967

Helpful Publications from the Tennessee Council

In January the Tennessee Council on Human Relations put out four mimeographed publications which human relations councils may find helpful. Two of these are tailored to Tennessee, but certainly would be suggestive for councils in other states. They are preliminary draft of a Welfare Study, by Jerry Wiersema, and Housing Handbook, by Harry Wiersema, Jr. Excellent and generally applicable is The Coordination of Anti-Poverty Efforts. State and local councils working or planning to work in these areas of concern can order these from the T.C.H.R., 1207 - 18th Avenue, South, Nashville, Tennessee 37212.

And deserving of a special paragraph is Special Gifts Campaign Guide. Every state and local council needs to be interested in that one. Order from the same address.

And from SRC's Urban Planning Project

Three brand new publications:

MR. MAYOR - SLUM GHETTOS IN YOUR CITY, Can We Solve Our Housing Dilemma? This is a guideline for city officials in facing the total problems of slums. (50¢ single; 40¢ bulk)

Neighborhoods - Where Human Rights Begin. Experiences and evaluation of three interracial neighborhoods. (50¢ single; 40¢ bulk)

A Guide to Programs for Better Homes and Neighborhoods. A layman's guide to government and private housing programs. ($1.00 single; 75¢ bulk)

(Published toward the end of last year were Neighborhood Stabilization, 30¢, and A Home of Your Own, 60¢.)

February 16, 1967

"Know Your Rights"

I mentioned last month the phenomenal success of Know Your Rights, a guide to citizens in confrontation with law officers, published by the Georgia American Civil Liberties Union and the Georgia Council. But I forgot to say how and from whom to order it. Order from A.C.L.U. of Georgia, 52 Fairlie Street, Atlanta, Georgia 30303. If you want it reprinted exactly "as is," the price is 9½¢ for any quantity over 500. If you want text changes (to substitute references to Georgia and/or to put your organization's imprint on the back cover), the price is 10½¢ and a minimum order of 2,000.

New Rural Advancement Project Director in Florida

Mr. Gye L. Long of Jackson County, Florida, will soon become the new director of the Florida Council's R.A.P. Mr. Long received his elementary and secondary education in Jackson County schools. He took a B.S. degree in natural science from South Carolina State College, and he holds a Master's degree in school administration from Florida A. & M. He served in the army during World War II and has taught in Jackson County since 1952.

Annual Meetings

The Alabama Council had its annual meeting at the Dinkler-Tutwiler Hotel in Birmingham on February 3 and 4. Featured speakers were Dr. Herman Long, President of Talladega College, and Frank Smith, T.V.A. Commissioner and former Congressman from Mississippi. Dr. C. G. Gomillion was re-elected president.

The Louisiana Council will hold its annual meeting in Baton Rouge on February 25. Speakers will be Paul Anthony, Executive Director of the Southern Regional Council, and Father L. J. Twomey, Director of the Institute of Human Relations, Loyola University. There will be workshops on school desegregation, employment, and voter education. This will be the first meeting of the L.C.H.R. since their staff was employed and the office opened in Baton Rouge.

Executive Directors Meet in Washington

The executive directors of all ten state councils and the Houston Council met in Washington, February 8, 9, and 10. They had consultations with officials of the Office of Economic Opportunity and the Department of Health, Education, and Welfare. Meeting in the conference room of the Potomac Institute, they also had conversations with Harold Fleming, Executive Vice President of that organization and a past executive director of Southern Regional Council.

On the 9th and 10th they attended a conference on "The Treatment of Minorities in Textbooks and Other Training Materials," sponsored by the Commission on Professional Rights and Responsibilities of the National Education Association. At the end of the conference the directors held a joint press conference at which they issued two statements.

In one statement they "called upon the state textbooks committees and commissions in their respective states to begin intensive analyses leading to the adoption of textbooks which adequately reflect the multi-ethnic nature of American society." Proper recognition should be given to the contributions of Negroes and other minority groups, the directors said, for the good of children of all races. "If our white children are to be adequately prepared for a world in which they are the minority," they added, "the textbooks and training tools used in their education should reflect the more realistic, multi-ethnic point of view."

The second statement expressed "a deep concern...about the reduced momentum of the anti-poverty programs in the South." The directors lauded, despite all admitted problems, "the benefit derived from communities' fighting common enemies rather than each other," calling such programs of community action "our best hope for an orderly transition in the South." They noted apparent attempts to reduce appropriations for the "war on poverty," the transfer of anti-poverty programs to "old line government agencies," failure to secure poverty programs in the most impoverished rural areas of the South, and "signs of unrest and frustration" among anti-poverty workers in the South.

Which Way the Movement?

Bayard Rustin is one of the germinal thinkers of The Movement. At the meeting of the Southern Interagency Conference in January he made a presentation of the "Freedom Budget" proposed by the A. Philip Randolph Institute. He graciously agreed to a suspension of the SIC rules, in order to speak "on the record," and his remarks were so stimulating that I would like to review (from my notes only) some of the things he said.

The Movement's dynamism, he pointed out, has heretofore been based on the brutality of southern whites, not on analysis of conditions and political realities. We can no longer rely on this dynamism. We now need a document of priorities, analysis of cost, and systematic planning. Changes in the economic and social structure cannot be wrought by casting the struggle in terms of civil rights alone. Basically, he added, we have two jobs to do: (1) implement what we now have in principle and (2) place everything else to be done within a framework.

He refuted the notion--fanned by right wing conservatives--that "Negroes are trying to get something for nothing." It is always supposed that the poor are poor because of some flaw in them. The fact is that no immigrant group has ever "pulled itself up by its own bootstraps." But previous immigrant groups have

had "stairsteps" available to them--steps which no longer exist and must be replaced if the poor of the present are to enter the mainstream of American life. These opportunities, which were available to other groups and have never been available to Negroes are: (1) plenty of virtually-free land, (2) salability of muscle power (only skill is valuable now), (3) low taxes, (4) wide-open market for speculative investment, and (5) a burgeoning trade union movement for organization and protection of the poor masses--which automation now makes impossible.

Among the new "stairsteps" which he deemed necessary, and which the "Freedom Budget" calls for, are: (1) minimum wage provisions adequate in level and coverage; (2) redefinition of "work" ("if by 1975 half of the population will be under 25, we must redefine study as work--and pay young people to go to school"); and (3) full employment for all able to work, with a guaranteed annual income for all unable to work.

He called for the nation to stop kidding itself with half measures. What value is training without a plan and program to maintain full employment? Of what value is Head Start, if children must go back to slum conditions? War experience has shown, he said, that people can be trained quickly when the job is there to be done and people are hired and trained on the job.

The Movement, Rustin said, must face up to the political reality of a need for broad alliances. We must act politically--protest alone is not enough. Realistic steps must be taken to secure political power and economic resources--and that means forming coalitions, even with groups which may at other times be opposed. "The key word," he concluded, "is coalition."

I was interested to hear Dr. Herman Long make about the same point in his speech to the Alabama Council membership two weeks later. The papers, he said, lead us to believe that the picture today is one of total polarization, with "black power" on the one hand and "white backlash" on the other. That is a distortion, and we need constantly to review our assumptions, which may be false. We must "seek to strengthen the bases of commonality, of identification."

Speaking of Great Speeches....

Martha Ragland, outgoing president of the Tennessee Council, laid it on the line in her address to the Annual Meeting of the TCHR. Speaking of the rising tide of unrest among the colored peoples of the world, she said,

> We started this revolutionary era with our own American Revolution. It was not just a revolt against England. It was a revolt against the whole idea of an elite who would run things by and for themselves.

> It is a dark irony that now we so often seem to be cowering in neurotic fear before the forces to which we gave the original impetus.
>
> ....
>
> The question is: are we going to square our traditional American high profession...are we going to square our big talk with reality and make this truly a country where all men are created free and equal and where all can share in the bounty of our society?
>
> I think we have talked ourselves out on a limb and are going to have to put up or shut up. A world, largely colored, and torn by revolution bears in on us.

She then described the powerful efforts of right-wing groups to frustrate all progress toward social justice by means of discrediting all who work for civil rights or peace or economic opportunity for the poor. And she concluded:

> This element in our society is stronger now than it has ever been. Can this challenge be met? At this point I am inclined to doubt it.
>
> Yet here we stand, the chained giant, the richest country in the world, faltering in its long-overdue efforts to equalize opportunity. And as we falter, the lustre surrounding our country since its founding is fast eroding.
>
> Because in the end what we do about race and poverty will determine our role in the world--or whether we even will have a role.

Thunder on the Right

We here at SRC have had brought to our attention a new outbreak of bewhiskered and libelous charges of communist influence in the SRC and the state human relations councils (apropos Martha Ragland's comments, above). All such charges are demonstrably false, and in fact we have been successful in securing full retractions and apologies when, in two or three instances, they have appeared in reasonably responsible papers. It is a different problem, however, when such charges are made through completely irresponsible hate sheets--of which there are many in the South. A number of sound, practical considerations make it the policy of our executive committee not to seek legal redress in such instances. We would be happy to supply documents, however, to any group or individual wishing to set the record straight. These would include reprints from the Congressional Record and the

above-mentioned reputable newspapers giving the proud and honorable facts, and information about the founding and history of the Southern Regional Council.

Department of Humans Related

The February 20 issue of Newsweek contains an article about my friend Father Brice Joyce, ex-pastor of Our Lady of Grace Mission, Sheffield, Alabama, and for a number of years a vice-president of the Alabama Council. He recently was ordered by Archbishop Thomas J. Toolen to return to his monastery (his is a Benedictine), leave the state, or be stripped of his priestly functions. He chose to leave the state "after a rousing fried-chicken farewell dinner from his flock," and hopes to continue his work for social justice in his native Pittsburgh.

Father Brice was assigned to the Sheffield mission "to give Sheffield-area Negroes a church of their own." However, he soon was escorting Negro children into formerly all-white schools and beleaguering administrators in two area hospitals for non-discriminatory treatment for Negroes. Such activities caused many white Catholics in those parts to refer to him as the "Nigger" priest. He preferred to be called that rather than "Father," saying, "Only God is your father."

He soon had an integrated congregation. Scores of white Catholics came to see what the "nigger priest" was up to and stayed. One white parishioner is quoted in the article as saying, "When you hear the colored people singing 'Out of the depths I have cried to you, O Lord,' you can't help but feel closer to God."

It was all too much for the Archdiocese of Mobile-Birmingham.

Father Brice was never one to pussy-foot around an issue, and I fondly remember his telling me about his sermon to a white congregation in a nearby church where once he celebrated Mass. "I just told them straight," he said. "'You can't be a segregationist and a Christian too. If you're going to be a segregationist, go on over to the Baptist Church and go to hell on you own time.'"

--J. Edwin Stanfield
Director of Field Activities

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FIELD ACTIVITIES NEWSLETTER

March 27, 1967

Another Helpful Publication

Most enthusiastically to be touted to local human relations councils is a brand new publication by SRC's Labor Project, of which Emory Via is Director. It is a Minimum Wage Kit providing everything--except motivation--that a group would need to organize an effort to secure full utilization of the new minimum wage law in its locality.

I am enthusiastic about it because such an effort seems to me an excellent way to render valuable service to, and thus perhaps to form a coalition with, laboring folk--especially those in the low-income levels. And, as Bayard Rustin keeps telling us, at this stage of the movement, "coalition is the key work."

The "kit" includes and outline of a way to proceed and things to do, a fact sheet on the new Wage and Hour Act, an illustrated pamphlet titled More Money For You? Your Rights Under the Minimum Wage Law (somewhat in the format of the Know Your Rights pamphlet with which some of our readers will be familiar) for distribution to workers and others, a list of field offices of the Wage and Hour Division of the Department of Labor, a sample form of information useful in developing a complaint, and some data on the extent of wage-hour violations. All of these items were prepared by the Labor Project. In addition there are samples of important and appropriate government publications.

The complete Minimum Wage Campaign Kit is available at $1.00 from the Labor Program, Southern Regional Council, 5 Forsyth Street, Northwest, Atlanta, Georgia 30303. The pamphlet, More Money for You? is 15¢ per copy, 10-50 copies for 10¢ each, over 50 copies at 8¢ each.

Film on The Mercer Project Is Available

The Community Relations Service of the Department of Justice has produced and is distributing a 25-minute black and white 16 mm film titled The Mercer Project: A Path to Peaceful School Desegregation.

This film was produced in Macon, Georgia. It is the story of the efforts of the Macon Council on Human Relations to organize and conduct a project that would help smooth school desegregation in the city.

Macon's schools were desegregated under a court order calling for freedom of choice. The first year of school desegregation was 1964-65. Only a handful of Negroes took advantage of the plan. Fear by Negro students of not being able to do well in the white schools was a major source of the reluctance.

The Mercer Project was conceived to help alleviate this fear. Members of the Council asked themselves what they, as private citizens, could do to facilitate school desegregation and accomplish this end in a manner that would not disrupt the order of the community.

The film shows how a tutorial project was undertaken, financed through private efforts and using volunteer tutors. It touches on the fears of Negro parents and also on the problem of teacher training in the South and the reaction of white teachers to their first formal contact with Negro students. The documentary is designed to stimulate discussion on all of these problems. Discussion guides are available from CRS, along with the film.

For further information or to borrow the film (free), write to Media Relations, Dept. MP, Community Relations Service, Washington, D. C., 20530.

What One Council Did

Thinking of wage-hour concerns, I remember a remark of Dr. C. G. Gomillion, President of the Alabama Council and member of SRC's executive committee, to the effect that a lot of good things are done by individuals who belong to the human relations councils because of ideas and friendships created through the councils. These may not be "council projects," he commented, but nevertheless probably would not have happened had the council not existed.

A case in point is an organization in Huntsville called "The Sisters of Concern Club" (SOCC). Sometimes called a "maids' union," SOCC has more than 200 members. Its organization was actively assisted by members of the Huntsville Council on Human

Relations. It was formed last summer, and one of the first things it did was to conduct a survey which showed that many maids, motel and hotel workers, and cafeteria workers in Huntsville (which has the highest income levels in Alabama) were putting in a 60 hour week for $25 to $32 per week. These workers banded together and have been successful in demanding a minimum of $1.25 per hour. They have an executive director who negotiates with employers and a field worker who organizes the employees. Since getting to work is a problem, the club has organized car pools. They are also forming a credit union, in order to escape the clutches of loan sharks, and are not applying for a federal charter for the union.

On Public Assistance Problems

Most of the state council directors have copies of the Welfare Manual issued last spring by the Georgia Council on Human Relations and the NAACP Legal Defense and Educational Fund, Inc. Local council leaders, however, may not know about it, and they should, for it is a great aid in asking the right questions about your state and local welfare operations. (It is written for Georgia, or course, but the federal requirements would be applicable everywhere and the manual will suggest the kinds of information one would need to work on public assistance problems in his own state.)

Prepared with the help of the Columbia University School of Social Welfare, the manual describes fully the rights of families and individuals under the following programs: Aid to Families with Dependent Children, Old Age Assistance, Aid to the Blind, Aid to the Permanently and Totally Disabled, and the Surplus Commodities and Purchase Food Stamps Programs.

Plenty of illustrative examples are included to help the reader understand the rules, regulations, and policies described.

More Audio-Visual Aids

I recently ran across a catalogue of National Educational Television films and highly recommend the use of these films by human relations councils. Write for their catalogue titled Issue-Oriented. Notice especially the films on "The Negro in America," "The Disadvantaged," and "Cities." These documentaries are cheap to rent and, properly used, could be valuable educational tools for use in you council meetings and with appropriate groups. The address is:

NET Film Service
Indiana University
Audio-Visual Center
Bloomington, Indiana

Notes on the State Councils

... Robert Valder, who has been Associate Director of the Alabama Council since the summer of 1965 has been named Executive Director.

... Glennis Barnes, who is currently teaching school in Vicksburg, will become Assistant to the Director of the Mississippi Council on Human Relations about June 1.

... The state council directors will meet at SRC in Atlanta on April 6 and 7.

... A new chapter of the Florida Council has been formed at Lakeland under the leadership of The Reverend Caxton Doggett, who is on the Board of Directors of both the Florida Council and SRC. More than 50 Lakelanders are already members. The local paper, The Ledger, has taken favorable editorial note. The Florida Council has 19 local chapters now.

... The Annual Meeting of the Louisiana Council, held on February 24th had 103 people present who registered their attendance. (Some late-comers did not register.) This was their first annual meeting since beginning staffed operations, and, judging from participants' comments, it was a good one. Among the speakers was Paul Anthony of SRC, who outlined three significant features of the current race-relations situation in the South: (1) The poor are no longer staying "considerately out of sight"; they are getting angry and demanding justice. (2) The white South has changed tremendously, and they honestly think that Negroes now have an equal chance--and that nothing else is needed or justifiable. (3) Negro Americans are disillusioned, even embittered, and questioning the validity of the whole organization of our society.

... On February 8-10 the state council directors met in Washington. In addition to conducting their own business, they attended a National Education Association conference on "Treatment of Minorities in Textbooks." At the end of the conference, they held a press conference and issued two statements, one on textbook bias and one on curtailment of the community action program of OEO.

... At the press conference just mentioned, I was struck by the fact that, as reporters drifted in and asked preliminary questions, they repeatedly wanted to know how the state councils were financed. I have heard this question often before from people hearing about councils on human relations for the first time. It is as if they want to find out if such biracial groups are really indigenous to the South or exist only because of "outside agitation."

March 27, 1967

Speech Fodder

I liked this from an article titled "Foreign Policy and the Crisis Mentality," by Senator George McGovern of South Dakota in the January issue of The Atlantic:

"But there is a disturbing American tendency to overreact to certain ideological and military factors while overlooking issues of vastly greater relevance to our safety and well-being. A civil insurrection in Santo Domingo or Vietnam is dramatic, but what is its significance compared with such quiet challenges as the proliferation of nuclear weapons, the surging nationalism and social upheavals in the developing world, or the mounting crisis of hunger and population? What, too, is the relationship of the quality and strength of our own society to our position in the world? How will the world see us if we succeed in pacifying Vietnam but fail to pacify Chicago?"

Or, as Another put it, "What will it profit a man, (or nation?) if he gains the whole world and forfeits his own life?"

Along that line, while I was in North Carolina recently, I landed in Wilmington on the night that Howard K. Smith, the ABC news commentator, was speaking at the local college. At the beginning of his speech he expressed alarm at the "deterioration in the quality of our national life." If we had sufficient sense of urgency about it he said, this nation could correct our problems of poverty and the like "almost with ease." "Last summer," he added, "there were erruptions in 38 American cities. I will venture the prediction that, unless action is taken soon, we shall see disturbances in approximately 60 cities this summer."

And Then There Was...

... the argument of Georgia House of Representatives member Tom Palmer against inviting the Wallaces of Alabama to address a joint session of the state legislature. He said it would lay the General Assembly open to snide remarks. And he added, "You are all familiar, I am sure, with the giant billboard outside Chicago which says: 'I dreamed I was governor of Alabama in my Maidenform bra.'"

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FIELD ACTIVITIES NEWSLETTER

April 24, 1967

SRC Executive Director Honored

Most of our readers will already have heard, what I foolishly neglected to mention in the last newsletter, that Paul Anthony, Executive Director of the Southern Regional Council, received an honorary doctoral degree from Miles College, Birmingham, on March 17, 1967. In conferring the degree Dr. Lucius H. Pitts said:

> That element which produces man's humanity to man is far too often a heartbreaking lack. It is an event when a fresh and fervent young person emerges on our scene with the courage and energy to devote his life to what could be a society of men who know and practice mutual respect, who undertake mutual goals for the good of the whole....
>
> It is fitting that...you are the director of this great Council which has continuously contributed to the improvement of human relations in the South.... The Southern Regional Council has already prospered under your direction and will continue to develop as a force in southern life - indeed as a force for good in the nation.
>
> Thus, Paul Anthony, in recognition for all the personal sacrifices you have made to improve citizenship in the South, for your creative work in human relations, it is a deep and personal pleasure to confer upon you by the authority vested in me by the Board of Trustees of Miles College, the Honorary Degree of Doctor of Humane Letters....

April 24, 1967

Staff Changes

The SRC had a small farewell party a week ago for two departing staffers, Al Ulmer (and Robin) and Louise Cole.

Louise, who ran the paperback books project so efficiently and did some research, too, has taken a job with Economic Opportunity, Atlanta.

Al has been Director of the Community Organization Project. He has bought a tract of land, literally a mountain top straddling the North Carolina-Tennessee line, and is repairing to the simple life. He and Robin plan to hew out of the wilderness, in due time, a camp-ground to which low-income folks can be brought for a period of time for rest and training in community organization.

It was all very touching as the staff gave Al a shovel and Robin the head of a pick--with the explanation that she could pick up a handle over at the state capitol. Chuck Morgan asked, "Al, do you remember what Emerson asked Thoreau when he visited him at Walden Pond?--What are you doing out here, David?" To which Al answered, "Yes, and do you remember what Thoreau's reply was?--What are you doing in there, Ralph?"

Actually, Al will still be around from time to time, doing free-lance consultant work for the SRC and other agencies.

Oh, yes--he donated some of his books to SRC's library: The Poor Pay More, Business Be Damned, and Vice President in Charge of Revolution.

State Council Directors' Meeting

The state council directors met in Atlanta April 6 and 7. In addition to taking care of a number of housekeeping details and consultations with the SRC staff, the directors planned tentatively for a four-day retreat, for planning and recreation, in early September. We hope that it will involve most of the professional staffers from SRC and all of the state councils.

Southern Interagency Conference Meeting

The SIC met at Southern Regional Council on April 18. Principal items on the agenda were a report on a joint effort by six agencies to promote merit employment in the textile industry, a presentation on the new Fair Labor Standards Act by Emory Via, and status reports on southern justice (Charles Morgan, ACLU), hospital desegregation (Frank Pohlhaus, NAACP) and school desegregation (Harold Williams, Office of Education).

Notes on the Human Relations Councils

The Houston Council's Housing Committee has completed a report on the need for low-income, low-cost housing in Houston. Some members of the council are contemplating formation of a non-profit corporation to sponsor a pioneering housing project. The chairman of the housing committee, Mr. John Stewart, was recently appointed Executive Director of the Mayor's Committee on Housing. Other programs of the Houston Council include:

-- A series of bus tours through slum areas of the city for education of middle-class citizens. 250 persons have taken one of the five tours conducted last quarter.

-- Sponsorship of 22 VISTA workers in poverty areas of Houston.

-- The MacGregor Tutorial Program, which buses 149 children from an elementary school four afternoons each week for tutoring in math and English by education majors at the University of Houston.

-- Efforts by their new Police-Community Relations Committee to recruit Negro policemen, secure a human relations course in the police training school, and provide education about dealing with the police for minority-group citizens.

-- Continuation of their programs of neighborhood stabilization and conciliation.

The Reverend Jack Murray is Executive Director of the Houston Council.

The Arkansas Council has a new chapter at El Dorado. About 25 people regularly attend meetings. "Magnolia, Hot Springs, Camden, and Arkadelphia will soon be ready to organize local affiliates," says Elijah Coleman, Executive Director. The state council has also completed a thorough investigation of a Title VI violation in Palestine School District and has secured the promise of an investigation by the Department of H.E.W., and they have concluded an eight-week survey of public assistance administration in St. Francis and Phillips Counties. The latter survey, conducted by Howard Himmelbaum, revealed, among other things, that "too many people are afraid of the welfare workers. anticipating embarrassment and rejection, and hence do not apply for assistance. Too many are unaware of their rights and responsibilities under the existing welfare system."

The Florida Council has two other communities, Stuart and Pensacola, "well on their way" toward formation of local councils. (The formation of the Lakeland chapter was mentioned in last month's newsletter.) Preliminary work has been done in four more communities, also. August VandenBosche, Executive Director, has been instrumental

in forming a Coordinating Committee for Farm Workers which has achieved some results in migrant organization and anti-poverty programs. Organizations involved include the NAACP, Miami Diocese Human Relations Board, Florida Christian Migrant Ministry, AFSC, Citizens Committee on Agricultural Workers, Community Action Fund, IUD -- AFL-CIO, and the Florida Council on Human Relations.

The Georgia Council held six area meetings on school desegregation in the state last quarter. Representatives of 63 towns in 44 counties attended the meetings. The council has continued its work in public assistance studies and "Know Your Rights" clinics. A project to provide basic education and job training for 50 heads-of-families, including 19 who are white, in Baker County has begun as the result of some hard work by Hubert Thomas, Director of Georgia's Rural Advancement Project. The project was funded at $89,000 by the OEO.

The Mississippi Council has received, at last, a tax-exemption certificate from the Internal Revenue Service as a "non-profit educational association." They finally took that route, after trying in vain for more than two years to secure a corporation charter from the state of Mississippi. Ken Dean, Executive Director, has been very busy with the open meeting on public assistance sponsored by the Citizens' Advisory Committee to the U. S. Commission on Civil Rights on February 17-18, emergency work in Natchez following the Wharlest Jackson murder, and assistance to a number of "visiting firemen"--including Senator Clark's sub-committee on poverty. (A picture in the New York Times showed Senator Robert Kennedy, father of ten, chatting with residents outside a general store near Greenville--while bachelor Dean dandled a chubby baby in the background!)

The Virginia Council is currently without an Executive Director The Reverend Robert Combs resigned in March, after two years in that post.

Title VI and School Desegregation

Of 4,143 school districts in the South (including Kentucky, Maryland, Oklahoma, Texas, and West Virginia), 39 have had federal funds terminated by the Office of Education, another 214 have been cited for hearing, 1,421 desegregation plans have been or are being reviewed, and 296 plans have been found inadequate. 209 systems are desegregating under court order.

Sometimes You Wonder...

...at the naivete of government planners whose "War on Poverty" strategy was to "mobilize the forces of the community" so that political leaders, economic powers, and poor people would work

"together" to eliminate poverty. It is becoming increasingly evident that in sections of the South where poverty is greatest the establishment not only will not cooperate in, but also tends to oppose actively, any effective effort to improve the lot of the poor.

Item: The now-famous CDGM controversy in Mississippi. At the Clark sub-committee hearing mentioned above Senator Stennis was still tossing around accusations of "throwing money away, payment of exorbitant sums for rent," a discrepancy of $500,000 in 1965 and $600,000 in 1966, etc., etc.--although the highest total of unaccounted funds ever mentioned by the OEO was around $650,000, and they were careful to say that this was not an accusation of misappropriation but an indication of poor record-keeping and that an audit might account for most of it. The audit did.

Item: The swooping of Alabama's two senators and four of its eight representatives upon the Office of Economic Opportunity to oppose funding of a $500,000 grant to the Southwest Alabama Farmers Cooperative Association--at the bidding of Selma's Mayor Joe Smitherman and other Black Belt Alabama leaders. SWAFCA is a ten-county organization of low-income farmers. Their proposal was designed to enable them to purchase equipment and supplies, find assured markets, and secure necessary credit on a cooperative basis, so that they could switch from traditinnal cash crops like cotton and peanuts to vegetable growing. The need was desperate, for automation and the use of chemicals, together with some reprisal for exercising civil rights, have come to mean serious unemployment and underemployment. Within three years the cooperative could be self-sustaining. OEO's Washington and Atlanta offices had both agreed that the plan was workable--no mean achievement in itself. And they were ready to fund the organization when the powers-that-be got wind of it. Now everything is held up. And since it is planting time, a little delay is as good as a year.

Item: The Lafayette, Louisiana, Daily Advertiser conjured up the ubiquitous spectre of "communist influence" in anti-poverty programs in southwest Louisiana--and secured a two-day hearing by Louisiana's Joint Legislative Committee on Un-American Activities. About a month later, District Attorney Bertrand DeBlanc of Lafayette, who is running for re-election, sent "interrogatories" to the Southern Consumers Cooperative about the finances of their Head Start projects and other war on poverty programs. The interrogatories, which must be answered under Louisiana law, did not ask for a complete financial statement, but on the basis of the partial report he had requested, DeBlanc ordered the cooperative's books subpoenaed, promising that "any misconduct of financial activities will be prosecuted." He ordered an audit by a CPA firm of his choosing, although the OEO had just completed an audit which found everything in order. DeBlanc said he "would use a CPA firm that has not been identified with the war on poverty."

So I Reckon That...

...the mood of the "new South" is fairly well captured in a bit of doggerel attributed to an anonymous OEO worker and quoted in Paul Hemphill's column in the Atlanta Journal, April 17, 1967:

We don't rave and we don't hate,
Lord knows we don't discriminate;
Black and Tan, Snick and CORE,
We love'm all, just so they're poor.

--J. Edwin Stanfield
Director of Field Activities

S O U T H E R N R E G I O N A L C O U N C I L

5 FORSYTH STREET, NORTHWEST
ATLANTA, GEORGIA 30303

Paul Anthony, Executive Director

FIELD ACITIVITIES NEWSLETTER

June 21, 1967

Starvation in the South

We have been trying by a number of means--including memoranda already sent to a number of readers of this newsletter--to get out the word about an outrage that continues in several parts of the South. Literally thousands of people, particularly in the Delta sections of Mississippi and Arkansas and in the Black Belt, are on starvation diets. And present policies of the Department of Agriculture fail to provide relief where the need is greatest, either under the Surplus Commodities program or Food Stamp program. In fact, these programs are effective in inverse proportion to the need, because the poorest counties with the most starving people and the most oppressive local government are least willing to take steps necessary to utilize those programs.

Ken Dean, Executive Director of the Mississippi Council on Human Relations, wrote about this two or three months ago. His observations were confirmed by the Senate committee headed by Senator Clark after hearings in Jackson. An article by Robert Sherrill, titled "It Isn't True That Nobody Starves in America," in the June 4 issue of New York Times Magazine, reports:

> Agriculture officials concede that in the South there are 17.5 million people in poverty (nearly half the nation's total) but only two million are receiving Federal food.
>
> Of the 283 poorest counties in 15 Southern and border states, 93 counties--the home of three million people considered poor by OEO standards--have no form of food distribution whatever. In the other 190 counties live 7,100,367 poor people, but only 1,029,331 get food aid.

By the time you get this the SRC will have issued a special report on the situation, a report prepared as the result of an investigation by a delegation of medical doctors sent to six counties in Mississippi. Among them were Dr. Raymond Wheeler, Chairman of our Executive Committee and Dr. Robert Coles, noted child psychiatrist. Dr. Wheeler reported, for example:

> Running noses and legs covered with indolent sores was the rule rather than the exception,--evidences of lowered resistance to disease due to malnutrition and poor hygiene. Thin arms, sunken eyes, lethargic

behaviour, and swollen bellies were everywhere to be seen. Even cursory examination of tongues, eyes, and nailbeds disclosed unmistakable evidence of anemia and vitamin deficiencies in many of the children.

Let me take this means to urge you to do one small thing. Sit down and write to The Honorable Orville L. Freeman, Secretary of Agriculture, Department of Agriculture, Washington, D. C. State that you have seen reports of this situation and are deeply concerned about it. Inquire whether emergency policy changes can be made to get free food to the people affected.

That is a small step. But it won't cost you much. And, if enough people do it, along with other efforts being mounted, it just might get some results.

State Council Notes

The Mississippi Council has employed Mr. Hermel Johnson to work for ten weeks this summer among students at Jackson State College and with unemployed adults and high school dropouts in the surrounding neighborhood. The program was devised in response to the recent riot in the area. Following up on the work Mr. Johnson begins will be Mr. Glennis Barnes, newly appointed associate of Director Ken Dean.

Hermel Johnson has just been graduated from Jackson State. He is the outgoing president of the student body and has a scholarship to Ole Miss Law School

The Arkansas Council has secured a special grant from SRC for a six weeks project on welfare administration. Howard Himmelbaum will prepare a manual of Arkansas welfare policy and law and a series of meetings will be held in various parts of the state to guide local councils and other organizations in efforts to improve public assistance services.

The South Carolina Council has recently formed a new chapter at Florence....The SCCHR Board has approved a plan aimed at doubling the membership of the Council.

The Virginia Council has employed Frank T. Adams, Jr., as Executive Director. Mr. Adams, 33, is a native of North Carolina; has a B.A. from Goddard College, Plainfield, Vermont; received his M.A. from Antioch-Putney Graduate School of Education; and has been teaching urban studies at Goddard for the past year. His experience includes truck driving, six years as a reporter for the Norfolk Virginian-Pilot, service as Director of Information for Goddard College, and volunteer work with the American Friends Service Committee, the American Civil Liberties Union, and in community organization in Norfolk slums.

State Council chairmen will have their annual meeting at the Atlanta Biltmore Hotel, July 7-8.

Helpful Publications

Higher Educational Opportunities for Southern Negroes has just been published by the Southern Education Foundation. This booklet provides a wealth of information, including lists of tutorial programs, Upward Bound Projects, special programs for talented low-income and minority students, and other aids to preparation for college. There is information on where to get assistance with college adimissions, college admissions procedures, and types of financial aid for college. A bibliography of guides to financial aid is provided. There are addresses to which to write for information about a large number of careers. The booklet even has a section on support for graduate study. Order from Southern Education Foundation, 811 Cypress Street, N. W., Atlanta, Georgia 30308.

The Voter Education Project of the SRC has just published Know Your Georgia Government. This is the first of a projected series of booklets which will include one for each southern state. Designed for use in citizenship education projects of the VEP, it gives concise information on the operations and functions of all departments and agencies of the state government, the courts and jury system, and the tax structure. There are chapters on city government and county government. Order from the Southern Regional Council.

The VEP has also issued the first edition of V.E.P. News, an occasional newsletter about voter education efforts all over the South.

Books for Equal Education

Books for Equal Education (BEE) is an organization collecting and distributing used-but-usable books of all types to anyone who needs them. Begun in 1964 under the auspices of the United States Youth Council, it provides books for college libraries, VISTA projects, tutorial programs, Head Start projects, etc.

The warehouse and office are at 416 Marietta Street, N. W., Atlanta, Georgia 30313. Telephone: (404) 523-1046. (After September 8 correspondence should be addressed to BEE Director, U. S. Youth Council, 236 East 46th Street, New York, New York. 10017.)

They operate informally and have, really, only one rule: Those who donate books must provide shipment or transportation to the warehouse, and those who want books have to provide shipment from the warehouse. Some bring a truck or rental trailer. Some use commercial carriers. BEE will, if necessary, ship books by commercial trucking or parcel post.

They have stacks of books in the following catagories: good fiction, poor fiction, English, dictionaries and reference, health and hygiene, natural science, physics and math, business and economics, home economics, religion and philosophy, history and politics, social sciences, foreign languages, sub-college, children, and early school.

Southern Director is Shawn Boles and Warehouse Manager is Phil Bullard. Write to them at the above address for further details. (They even have "guidelines.")

And Now A Word From Our Sponsor

For a pause that is stimulating, sit down once each quarter and read New South. If you do not subscribe, shame on you! No kidding, folks, New South is the best for keeping current and knowledgeable ("in depth") about the changing South. Use the blank on the enclosed flyer. It will be the best $3.00 investment you ever made! If you already are a subscriber, pass along the subscription form and timely suggestion as a favor to a friend.

On The Romantic Side

Mr. and Mrs. Kenneth Dean have just returned to Mississippi from their honeymoon in Newfoundland. Following is the text of a communication we received from Corner Brook, Newfoundland, Canada:

> It's cold and wet up here on this 600 mile long rock! Strictly for the Eskimos. Have been having a pretty good trip, tho. Have seen 28 moose, 3 herds of goats, 14 jack rabbits, 2 Russian ships, a bunch of wild horses, 1 nun and 3 priests and 2 native Newfoundland dogs. See you soon. Ken.

Well, I guess that beats a lot of the things he sees in Mississippi!

--J. Edwin Stanfield
Director of Field Activities

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PAUL ANTHONY
EXECUTIVE DIRECTOR

A Council to attain the ideals and practices of equal opportunity for all peoples in the South

FIELD ACTIVITIES NEWSLETTER

July 20, 1967

About the Hungry Children

Much has happened since this time last month, when the plight of starving people in the Black Belt was mentioned in the newsletter. SRC's "Special Report" by six doctors was issued on June 23. It received wide coverage by the news media; some papers sent reporters into Mississippi and other parts of the South to verify the report. The Department of Agriculture cut from $2.00 to $.50 the minimum cost of food stamps in Mississippi and issued a flurry of defensive news releases, giving figures to show percentage increases in the number of participants in their food distribution programs over the past ten years. Predictable denials have come from the Mississippi press--including one editorial comment about the reported diet of cornbread and molasses, some beans, and little else: "of course... that is what they like."

The testimony of the six doctors before the Senate Subcommittee on Employment, Manpower, and Poverty on July 11 was one of the more promising developments. Dr. Raymond Wheeler, Chairman of SRC's Executive Committee, testified that the situation was "not only a medical emergency, but a national disaster." Senators Stennis and Eastland of Mississippi were there and, picking Dr. Wheeler as spokesman for the group, tried to discredit him and the other doctors. All of this the television networks reported. But they missed, for the most part, the moving statement Dr. Wheeler made toward the end of the day, a statement he had hastily hand-written. He spoke of how he had "watched the southern black man and white man walk their separate ways distrusting each other, separated by false and ridiculous barriers--doomed to a way of life tragically less than they desire...." And he added, in part:

> And through all of that dreadful pageant of ignorance and suspicion and mutual distrust, the most distressing figure of all has been the southern political leader who has exploited all of our human weaknesses for his own personal and selfish gain--refusing to grant us the

> dignity and the capability of responding to noble and courageous leadership--when all of us had nothing to lose but the misery and desolation which surrounds our lives.

Houston Councils Sends Caravan to Belzoni

According to Jack Murray, their Executive Director, the Houston Council on Human Relations will send a caravan of fifty automobiles to Belzoni, Mississippi, on Saturday, July 22, in response to the furor about the children's condition. Each auto will be loaded with foodstuffs, clothing, and vitamins. The council is appealing to food wholesalers and drug wholesalers for supplies, and they are taking cash donations from individuals to by vitamins. Murray says that, in addition to whatever temporary relief the supplies might give, the Houston Council looks upon the caravan as a way of dramatizing the issue and keeping it before the nation. He suggests that other councils and allied organizations might want to do something similar on successive weekends.

Sick, Hungry Children in Florida, Too

It seems to me that some of those caravans might well be sent to other parts of the South. To tell the truth, we are a little afraid that people will get the idea that its "only" Mississippi. It's not. For instance Augie VandenBosche, Executive Director of the Florida Council, has testified to the Rural Development Subcommittee of the House Committee on Agriculture that the annual wage of a migrant farm worker in Florida is between $698 and $1,379, according to the Department of Agriculture. (It averages $1,055, according to the Social Security records.) VandenBosche continued:

> Farm workers continue to exhibit high rates of disease and sickness incomprehensible in modern 20th Century America. For example, in one of Florida's smallest counties 100% of all migrant children between the ages of 0 and 15 years have parasitic diseases, 43% of these also have skin diseases and 96% of them under 5 years suffer from diarrhea.

New State Council Personnel

The Alabama Council has employed William Henry Harrison of Yantley, Alabama, As Associate Director. Mr. Harrison attended the public schools of Choctaw County, Alabama, and earned his B.S. degree at Alabama State College. He has done graduate study at Alabama A. & M. College. A school teacher for thirteen years (social studies), he has a lengthy record of activity in community affairs and organizations.

The Florida Council has also employed an Associate Director, William H. Miles. Mr. Miles began his work with the FCHR on July 10. A native Floridian, he grew up in Jacksonville and West Palm Beach and attended Florida Normal Memorial College in St. Augustine. He has been a policeman in Miami, a recreation director with Miami's welfare department, and house parent in a Dade County juvenile home. He too has a long history of involvement in civil rights and human relations organizations and programs.

Random Notes from Quarterly Reports

...The Arkansas Council has two new chapters--in Wynne and Forrest City--and is hard at work on one in Camden.

...Three local affiliates of the Tennessee Council are concentrating on housing problems. The Nashville chapter is setting up a clearing house for persons wishing to buy, sell or rent on a non-discriminatory basis. The Memphis Council is just getting to work on residential housing integration. The Chattanooga chapter has a reservation for 100 units of 221d3 rent-supplement housing and is in the process of site selection.

...The East Alabama chapter of the Alabama Council has recently formed a credit union, with membership in the ACHR as the required "common bond," and has received its credit union charter. This is an interesting idea which enables some council members who are fortunate enough to have a small "nest egg" to put it to better use than just drawing any old kind of interest--and at the same time provides a much needed service to folks who otherwise might get into the clutches of loan sharks....The Huntsville chapter, for about the third year in a row, has had house-to-house visitation to get "freedom of choice" school transfers. About 60 people helped do the work, and they got 673 requests for transfers!

...The Mississippi Council has begun its summer program in the Jackson State College area. The Executive Director, Ken Dean, has been doing a survey on the Medicare program in Mississippi and has helped with another on discrimination in public parks and swimming pools. He has also been introducing poor people to a lot of reporters. A statewide meeting on poverty is planned for August 5.

...On June 18, the Chatham chapter of the Georgia Council sponsored a "Community Service of Prayer for Racial Harmony." There was a special worship service, and the Mayor proclaimed the 18th a day of prayer. The response of the community was generally positive. (For copies of the "Order of Worship," including unison prayers and litanies used, write the Georgia Council, 52 Fairlie Street, Atlanta.)

...The Louisiana Council has a new, growing, and active local affiliate at Franklin. The LCHR, a newly-staffed state council, has over 400 members now.

...The Houston Council has placed 20 VISTA volunteers throughout the city. Mr. William Ainley, a Peace Corps veteran (Uganda) and graduate student at Rice University, has been employed as VISTA supervisor....Some time ago the Houston Council purchased the motion picture film, "A Time for Burning." It continues to be widely shown and discussed throughout the state of Texas. (It was even shown once in Mississippi.)

Worried About Extremist Organizations?

Through the National Association of Intergroup Relations Officials we heard about a new organization called "Institute for American Democracy." It aims to help make democracy work by keeping a watchful eye on extremists of both right and left. The IAD has published a pamphlet, How to Combat Air Pollution, which explains how to make use of FCC's Fairness Doctrine when legitimate groups or organizations are attacked by extremists. "This," quote the NAIRO newsletter, "may be of special interest to intergroup relations agencies in the South and rural areas." So, if you are getting a lot of "nut" programs over your radio, you might want to order this pamphlet. ($1.00 per copy. I.A.D., 1330 Massachusetts Avenue, N. W., Washington, D. C. 20005.)

Sort of interesting to me was the IAD's run-down on extremist groups of the left and the right in a recent newsletter. The right-wing groups are far more numerous, far larger, and far, far richer. For example, the largest left-wing group in the U.S. is the Communist Party, USA,--according to the IAD--and their membership is about 12,000 and estimated income $148,000. The largest right-wing group is the John Birch Society with a membership of about 80,000 and an estimated 1965 income of $4,089,000. The "20th Century Reformation Hour" (Carl McIntire's program) has 625 radio outlets and an income of $3,040,000, according to IAD.

"Police Rudeness"

The Atlanta Constitution's Dick Hebert ought to get some sort of award for his editorial in the July 13 editions. After the Dixie Hills riots, during which he had observed Atlanta's police at work, Hebert wrote that though he was often with police at such scenes, he had never seen proof of outright brutality. "What I have seen is more subtle, harder to fight in court," he said. He went on to suggest the term police rudeness, pointing out that "rudeness," according to the dictionary includes "the desire to wound."

He had heard policemen call a Negro "boy." He had seen a policeman refuse to step aside to let a Negro pass. He had seen Negroes shouldered aside needlessly. No court would call these "brutality," he suggested, but enough of such rudeness can have the same effect as brutality.

Atlanta knows it must meet the slum tragedy head-on if it is to silence the angry. It must provide opportunity for jobs, housing, education. More immediately it must see to it that those with authority in their hands recognize that Negroes are due their rights, including the same personal dignity all men seek, and that Negroes, too, are innocent until proven guilty.

--J. Edwin Stanfield
Director of Field Activities

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PAUL ANTHONY
EXECUTIVE DIRECTOR

A Council to attain the ideals and practices of equal opportunity for all peoples in the South

FIELD ACTIVITIES NEWSLETTER

August 29, 1967

About the Riots

All hell has broken loose since our last newsletter, and it would seem awkward to begin this one without taking note of the riots. We can hope that it is about all over for this season, except for the analyzing--some of which turns out to be almost as agonizing as the riots themselves. In fact, on the assumption that nearly everything that can be said has been said, what I would like to do is comment on a couple of the commentaries.

One was an observation by Mr. Herbert Bienstock of the Bureau of Labor Statistics in connection with a report of the Bureau on unemployment and under-employment in the slums of the nation's cities. "The South sowed the wind," he said, "and the northern and western cities of greatest Negro population are reaping the whirlwind of never-ending joblessness and despair." He was thinking, of course of the "wind" of inadequate education and training, the lack of opportunity and therefore of motivation with which the South has burdened its Negro citizens before they migrated to those cities. On the other hand, a recently-published study of the Watts riot of 1965 found that a preponderance of the rioters and looters were not recent arrivals, but people who had been in Los Angeles for a long time--and had found the nation's promises fulfilled no better there than in the South. So let's face it: it is a national problem, and no city or region has "escaped" the riots, least of all the South.

Then, I find illuminating the insight of Frederick J. Hacker, a white University of Southern California psychiatrist. "What must be understood by the rest of America," he said, "is that, for the lower class Negro, riots are not criminal, but a legitimate weapon in a morally justified civil war." In other words, what appears to us insiders to be criminal irresponsibility appears to some Negro slum dwellers (I wish Hacker and a lot of others would learn to speak of "some Negroes" instead of "the Negro") as a highly responsible and moral rebellion against an immoral and irresponsible and chronically oppressive society.

Finally, there was the finding, not surprising, of both the Louis Harris and Gallup polls that white Americans are growing less sympathetic and more prejudiced. "The whites concern about the black man has been quickened," reported NEWSWEEK, "but it seems vitally lacking in affection. Fear and resentment have apparently displaced their weight in sympathy, and the white man's endorsement of massive aid to the ghettos may seem to him an imperative more pragmatic than moral."

> In a list of standard indexes of white prejudice toward non-whites, nearly every familiar stereotype of the Negro finds greater acceptance by white majorities than it did last year. Thus, 70 percent of the whites agree that 'Negroes have less ambition than white people,' against 65 percent who thought this way in 1966; 47 percent agree, 'Negroes keep untidy homes,' against 39 percent a year ago, and 58 percent accept a flat statement that 'Negroes have looser morals,' compared with 50 percent last year. The trend was the same on assertions that Negroes 'laugh a lot,' 'have less native intelligence,' 'want to live off the hand-out.'

What all of this means to me is that if, as I keep arguing, the special task of private human relations agencies like ours is enlightenment of the white majority, our job has been made bigger and more difficult even while the time available for doing it has been foreshortened.

The "Urban Coalition"

That impression was further strengthened by a sidelight on the Emergency Convocation of The Urban Coalition, held in Washington on August 24. The Urban Coalition is made up of prominent municipal officials, captains of industry, and civil rights leaders. The Emergency Convocation brought together 1000 such leaders to further the Coalition's goals, which are: (1) an emergency work program to provide job training and employment for the urban poor, (2) a major expansion of the private sector's efforts to train and provide jobs for the hard-core unemployed; (3) a long-range program for the physical and social reconstruction of American cities. The Coalition's steering committee includes men like Mayor Lindsay of New York, Mayor Allen of Atlanta, Henry Ford II, George Meany, I. W. Abel, civil rights leaders Roy Wilkins and Whitney Young, and John Wheeler, president of the Southern Regional Council. Co-chairmen are Andrew Heiskell of General Electric and A. Philip Randolph.

After adopting a very fine statement in which these people and hundreds similar to them committed themselves to the goals mentioned, a delegation went up Capitol Hill to talk to congressional and administration leaders about it. They were graciously received by

the Speaker of the House, who listed the administration's present legislative goals and asked for their support. But, according to published reports, the response of both Capitol Hill and the White House was notably lacking in a sense of urgency or imagination; the Emergency Convocation galaxy was just another meeting.

Which means that, if anyone around still thinks there is no need for private initiative and voluntary associations like human relations councils now that we have all of those civil rights laws,--he has another think coming!

South Carolina Council Chooses New Director

Mrs. Alice Spearman, Executive Director of the South Carolina Council on Human Relations, is retiring. She has been Director of the SSCHR since it was first formed, and it goes without saying that the Council and all of us who have worked with her are deeply indebted for the person she has been and the work she has done for so long.

Her successor, beginning September 1, will be The Reverend Paul W. Matthias, who comes to South Carolina from his pastorate in the Cashiers Methodist Church, Cashiers, North Carolina. Paul is twenty-nine years old, married, and the father of three small boys. He received his B.A. from Duke University in 1960 and his S.T.B. degree from Wesley Theological Seminary in Washington, D. C.

The Department of Good Ideas

While the council presidents were meeting in July, Dr. Stewart Wilber of the Houston Council on Human Relations suggested that the SRC promote gift subscriptions to NEW SOUTH. Commenting about the high quality of the magazine in its quarterly format, he said this would provide human relations council members with a way of putting the most thoughtful literature on the subject in the hands of friends who maybe have not seen the light--or at least haven't become accustomed to it. It would also be a good project for local councils to give annual subscriptions to public libraries, school libraries, church libraries, etc.

We rather liked that idea. Accordingly, there is a gift-subscription form with each copy of the Summer issue of NEW SOUTH, which is just off the press. In addition to all four 1968 issues, your gift-recipients will get a copy of the Fall, 1967 issue along with a gift subscription certificate in your name. Thus, you give five issues for the price of four ($3.00).

This is an opportunity to take the easy way out on your gift list for Christmas, Hannukkah, or birthdays without feeling guilty! It's for a good cause.

People who do not have a gift-subscription form may just send their lists of names, addresses and ZIP numbers along with a check in the appropriate amount. They should include themselves on the list, of course, since, if they don't have a subscription blank--they aren't getting NEW SOUTH.

And a "MUST" Book

Pat Watters, SRC's Director of Information, and Reese Cleghorn, Associate Editor of the Atlanta Journal, are the authors of a book to be published November 7, 1967, by Harcourt, Brace and World. The title is CLIMBING JACOB'S LADDER--THE ARRIVAL OF NEGROES IN SOUTHERN POLITICS. Leslie W. Dunbar, former Executive Director of the Southern Regional Council and now Executive Director of the Field Foundation, writes in the Introduction:

> A history of the struggle of Southern Negroes to gain dignity and the ballot in the 1960's, this vivid book brings intimacy and depth to its subject by drawing on the Southern Regional Council's field report files of the two Voter Education Projects. Excerpts from these reports show what it is like to be up against sheriffs, Klansmen, and artfully dodging public officials in hundreds of Black Belt towns; how Civil Rights professionals and idealistic students met the unlettered people of the cotton-field shanties; and how Negro communities, hitherto passive and numb, found the courage to demand the vote.
>
> There is analysis of the meaning of the new vote...the continuing power of White Supremacists, of the NAACP, SCLC, SNCC, and CORE and their differing senses of necessity, the emergence of "Black Power" and the problems it poses for the traditional alliance between white Liberals and Negro activists.
>
> CLIMBING JACOB'S LADDER is not just for the South, or for Watts, Chicago, Newark, Harlem, or Detroit, but for all America.

The price will be $8.95. Pre-publication orders may be sent to Harcourt, Brace and World, Inc., 757 Third Avenue, New York, New York 10017.

Dates of the SRC Annual Meeting

Dates of the Annual Meeting of the Southern Regional Council, originally set for November 8, 9, and 10, have been changed to November 1, 2, and 3. There has been some confusion about this, so the change should be noted--especially by state council directors and chairmen, who will be invited guests. As usual, the meeting will be held in Atlanta.

About That Wicked Federal Money

Citizens of Georgia were shocked last week when Governor Lester Maddox, who is normally a bit on the puritanical side, said that he was sorry there appeared to be no legal way to provide state money for private schools and that if the federal government keeps jeopardizing public education in Georgia with all of that school integration business, they should be told to "take their money and...and...ram it."

I just hope he doesn't ram it too far. The Tax Foundation reports that only seventeen states now pay the federal government more money than their own states get in return to finance aid programs. Georgia citizens pay the feds only 72 cents for every dollar they get in return, while folks in New Jersey pay $1.83 and, in New York, $1.40 for each dollar they receive. I should think the Governor would be grateful for such timely succors.

Mississippians pay 45 cents for a federal dollar, by the way, and most of the southern states follow the example. South Carolina pays 81 cents; Louisiana, 51 cents; Kentucky, 57 cents; West Virginia, 46 cents. And so it goes.

And Finally (I hope)

I absolutely promise not to clutter this newsletter with personal notes, which I realize most readers would find boring. However, I do like to conclude these things a little on the light side, and this time the joke is on me. Joyce and I are the proud and deliriously happy parents of twin boys, born Sunday, August 27, and doing nicely, thank you.

Bill Roberts, who is working with us on temporary assignment, is also newly the father of a son, born August 31 (for obvious reasons, I am finishing this thing three days after I started it!). And, Mrs. Carol Lockhart, Secretary to the Field Activities Department is "on deck."

What population explosion?

--J. Edwin Stanfield
Director of Field Activities

Southern Regional Council, Inc.
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PAUL ANTHONY
EXECUTIVE DIRECTOR

A Council to attain the ideals and practices of equal opportunity for all peoples in the South

FIELD ACTIVITIES NEWSLETTER

October 27, 1967

SRC Annual Meeting

The Annual Meeting of the Southern Regional Council will be held at the Biltmore Hotel in Atlanta on November 1, 2, and 3. Highlight of the meeting will be an address by Dr. Kenneth B. Clark at the Annual Banquet on Thursday evening. Dr. Clark, a noted sociologist, is now President of the Metropolitan Applied Research Center in New York. Before taking that position he was Research Director at the Northside Center for Child Development.

State council affairs will be an important part of the program this year. The dinner on Wednesday, November 1, will be devoted to state councils. The chairman and executive director of each council have been invited to the meeting as guests of SRC.

Personnel Changes

Weldon J. Rougeau has been appointed field director of SRC's Voter Education Project. He began work on September 1. Mr. Rougeau was born in Tyrone, near Lake Charles, Louisiana. He holds a B.S. degree in sociology from Loyola University, Chicago. As an undergraduate at Southern University, Baton Rouge, he was active in the campus chapter of the Congress of Racial Equality. He was arrested and jailed for 50 days in 1962 because of his participation in the sit-in movement. He subsequently worked for two years as a field secretary for CORE, doing voter registration work in Louisiana and Florida. Mr. Rougeau is married and the father of two children.

John Lewis has been named director of SRC's Community Organization Project. Mr. Lewis is well known as the National Chairman of the Student Nonviolent Coordinating Committee from 1963 until 1966. He was an organizer of the Nashville Student Movement in 1960 and was

one of the original Freedom Riders in 1961. Mr. Lewis, who is single, was born in Troy, Alabama, and attended public schools there. He holds B.A. degrees in Religion from American Baptist Theological Seminary and in philosophy from Fisk University.

Frances Pauley resigned September 30 as executive director of the Georgia Council. Al Henry, assistant director, resigned at the same time. John McCown has been named to succeed Mrs. Pauley as executive director of the Council. Mr. McCown attended California Western University. His experience includes work as a community organizer with the Chatham County (Savannah), Georgia, Community Action Agency, voter education work in Alabama for SCLC, community organization in Hancock, Talliaferro, and Lincoln counties (Georgia) with the Southern Rural Action Project, and similar work in a seven county area for ACTION, Inc.

Isaac Richmond, who has worked in rural West Tennessee for the past year as an assistant to the director of the Tennessee Council, has resigned. Mr. Richmond will direct a training program for community leaders at Penn Community Services, Frogmore, South Carolina. Harry and Jerry Wiersema have also resigned from the Tennessee Council staff. Mr. Wiersema has been employed by the Memphis office of the U. S. Commission on Civil Rights.

Staff Retreat at Gatlinburg

A joint retreat for the staffs of the Southern Regional Council and the councils on human relations was held in Gatlinburg, Tennessee, September 5-8. Although we have frequent meetings for the executive directors of the state councils, this was the first time, to our knowledge, that all professional staff of both the human relations councils and the SRC were brought together for an extended period of discussion and planning.

Lest anyone get the wrong idea, let me pass along the comment of one of the state council directors. "If those three days were a retreat," he said, "I'd hate to put in three full days of work!"

The retreat was part of a process, still going on, of thinking through the program-roles and relations among the agencies concerned. This proved to be a fascinating exercise in group dynamics. That means we argued fiercely en route to some genuine clarity and understanding. The concensus seems to be that it was a very valuable meeting.

Human Relations Councils Show Steady Growth

Statistics do not tell the whole story -- fortunately, I reckon -- but the figures we have compiled about the human relations councils, in preparation for the Annual Meeting, indicate a steady growth over the past year.

Total membership in the state councils is about 13,500, compared to about 12,00 last year. There are 123 local councils, or chapters, where there were 109 last year. Funds raised from local sources came to about $135,000, which compares to about $120,000 in 1966.

I can't spill the beans as to who won the George Mitchell Award, but the three outstanding performances in membership growth were turned in by the Houston Council, Louisiana Council, and Florida Council. The Houston Council is tops in local funding, with about $32,000 in contributions from its membership and local businesses, and that figure excludes a $7,000 project grant from a Houston foundation.

Local Council News Wanted

We are interested in what local councils are doing and would welcome reports of any successful efforts, new undertakings, or fresh ideas. We pick up some news of this kind at various meetings and through state council reports, but I am sure that other worthwhile endeavors go unnoticed. Since this newsletter goes to a lot of local council folks, it can serve as an idea exchange. Let us know what goes on in your council.

For Instance

Mr. J. E. Shelley of the Greater Jacksonville (Florida) Human Relations Council writes, "We are trying the protest resolution method where it may apply." He sent copies of two such resolutions, one objecting to the Duvall County Board of Public Instruction's use of tax funds in legal maneuvers to avoid school desegregation, the other protesting support of segregated social service agencies by the United Fund. He reports, "We've had success on both of the attached -- 50% on the school board and 100% on United Fund."

A Helpful Publication

Those interested in low-cost housing should know about Mission Through Housing--Guidelines/Case Studies/Resources. Designed primarily for use by church judicatories or congregations, it would be valuable to any group working on housing problems. Among other things, it includes a summary of appropriate sections of the National Housing Act and six case studies of low-cost housing projects. Among the appendices are "F.H.A. Evaluation of Nonprofit Sponsors," "Outline of Basic Procedural Steps in F.H.A. Multifamily Processing," a list of

Urban America Publications, a technical bibliography, and a general bibliography on housing, urban life, and city planning. Order at 50¢ per copy from Office of Church and Housing, Board of National Missions, The United Presbyterian Church in the U.S.A., Room 1151, 475 Riverside Drive, New York, N. Y. 10027. (Checks should be made payable to Board of National Missions, United Presbyterian Church, U.S.A.)

Welfare Myths

If you have my kind of luck, sometime in the next month or two you will hear somebody who should know better repeat one or more of several popular myths about welfare and welfare recipients. Maybe you would like to file away, in your head or your shirt drawer, this list of widespread myths and appropriate factual information. The list originated with the Council of Churches of Christ of Greater Cleveland.

Myth 1. Most people on relief could earn their living if they had more initiative. Fact: More than 90% of the people dependent on public assistance are unemployable, 60% are children under the working age.

Myth 2. A family can live comfortably on a welfare budget. Fact: For most clients the inadequacy in cash payments results in deficient diet, insufficient clothing and substandard housing. These payments average 73¢ a day per person, excluding rent. (Could you raise your child on 75¢ a day?)

Myth 3. Many people prefer welfare as an easy way of life without work. Fact: When low-skilled jobs are plentiful the number of employable welfare recipients goes all the way down. More than 30% of all ADC mothers in the U.S. go to work on low-paying jobs (full and part time) despite the fact that this income is deducted from their welfare checks.

Myth 4. Employable relief clients could find jobs if they really wanted to work. Fact: Department of Labor statistics indicate a steady decline in low skilled job opportunities. While the demand for professional and skilled labor cannot be filled, there are more unskilled job seekers than there are jobs available for them.

Myth 5. There are many people receiving public assistance who have other sources of income and therefore are guilty of fraud. Fact: The Department of HEW indicates that of 37,000 families on public assistance, 5% were ineligible and 95% were eligible. Fact: The majority of welfare clients nationally are not receiving the full dollar benefits to which they are legally entitled. In addition thousands of people who are entitled to public assistance do not know their rights. Fact: While studies estimate suspected fraud in welfare between 3% and 16%, compare this to Internal Revenue fraud as reported by independent economics researchers to Congress in 1959, where the percentage of unreported income ranged from 3% to 34%.

Myth 6. If relief payments are kept very low it will compel clients to seek jobs and other means of support. Fact: As noted earlier, over 90% of the people on relief are unemployable and have no other means of support. Rehabilitation, education, and job training become virtually impossible when people are kept at (or below) subsistence levels.

Myth 7. The majority of children on ADC are illegitimate. Fact: Over 75% of all children on ADC are not illegitimate children. Thus although illegitimate children are more likely to be needy, they do make up a minority of the children aided by this program.

Myth 8. Most of the illegitimate children born in the United States are supported by public assistance. Fact: Only 1 in 5 of all reported illegitimate children in the nation receives public assistance.

Myth 9. Welfare mothers bear illegitimate children to boost their welfare checks. Fact: Payments for additional children average about $15.00 a month. Thus other members of the family are even more deprived with addition of another family member.

Toward Better Human Relations

One of the best bits of advice about good human relations that I have heard of lately is reported by a member of the SRC staff to be on a plaque in the kitchen of an SRC Board member. Titled NOBODY IS PERFECT, it reads, "Each of us is a mixture of good qualities and some perhaps not-so-good qualities. In considering our fellow man we should remember his good qualities and realize that his faults only prove that he is, after all, a human being. We should refrain from making harsh judgment of a person just because he happens to be a dirty, rotten, no-good son-of-a-bitch!"

-- J. Edwin Stanfield
Director of Field Activities

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PAUL ANTHONY
EXECUTIVE DIRECTOR

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FIELD ACTIVITIES NEWSLETTER

November 22, 1967

SRC's Annual Meeting

The Annual Meeting of the Southern Regional Council was held at the Atlanta Biltmore Hotel on November 1, 2, and 3. Among important items on the agenda were:

Discussions of the Voter Education Project and of the state councils on human relations. It was proposed that the VEP concentrate relatively more on leadership development. Examples are workshops held recently for Negro state legislators and Negro city and county officials in the South. The report of a special committee on SRC-state councils relations called for increased program aid and decreasing support of general operations of state councils. It also called for greater coordination of SRC field programs with state council endeavors. The Executive Committee of the SRC will rule on these matters at a meeting early in December.

The "State Councils Dinner." The George Mitchell Award for outstanding membership increase was awarded to the Louisiana Council on Human Relations at a dinner on the evening of November 1. The award, consisting of a certificate and $1,000, was presented by James M. Dabbs and accepted by Mrs. Patricia Miller, Executive Director of the Louisiana Council.

The Annual Banquet. The outstanding feature of the meeting was an address by Dr. Kenneth B. Clark, a noted sociologist and director of the Metropolitan Applied Research Center in New York, at the annual banquet. It was a controversial speech and, no doubt, will be discussed for some time to come. You will want to read the text, soon to be published by the SRC. I shall only whet your appetite with a few quotations here.

Dr. Clark began by saying that "the destiny of the enslaved and disadvantaged Negro determines the destiny of the nation."

> The fundamental fact around which all questions of national survival pivot is the fact of inherent interrelatedness--or integration, if you please--in spite of the persistent demands and attempts to impose recial separatism. The problems of the American Negro are problems of America....The Negro need not yearn to be assimilated into American culture--he is and determines American culture.

White Americans, Dr. Clark suggested, have inferiority feelings--despite their affluence--growing out of the actually inferior position of their ancestors in Europe. "The gnawing doubts of white Americans as to their status and worth as human beings" lie behind both the racism and the democratic creed and ideals of Americans. That self-doubt is shared by black Americans, for obvious reasons. They have a tendency to share the racism and the democratic ideals, which "are not psychologically contradictory."

> A critical danger...is that whereas the promises of racial progress were reversed in the 19th century by the fanaticism, irrationality and cruel strength of white segregationists--the impending racial retrogression of today might come about largely through self-hatred leading to the fanaticism, dogmatism, rigidity and self-destructive cruelty of black separatists. If this comes about it will not be enough to excuse this monstrous perpetuation of the lie of racism and postponement of the goals of democracy and humanity by asserting that the frustrations and betterness of the victimized Negro account for his present irrationality and rigidity. A similar and equally valid psychological explanation could be offered to explain the racial cruelties of desperate and miserable poor whites of the past and present. Understanding is not acceptance.

In the first reconstruction rational whites were intimidated into silence in the face of the barbarities of white extremists. "A similar threat and dilemma face the rational, thoughtful Negro today, Dr. Clark said.

> "Black Power" is a bitter retreat from the possibility of the attainment of the goals of any serious racial integration in America...
>
> It is an attempt to make a verbal virtue of involuntary racial segregation...
>
> It is the sour grapes phenomenon on the American racial scene...
>
> "Black Power" is the contemporary form of the Booker T. Washington accommodation to white America's resistance to making democracy real for Negro Americans. While Booker T. made his adjustment to and acceptance of white racism under the guise of conserv-

atism, many if not all of the "Black Power" advocates are seeking to sell the same shoddy moral product disguised in the gaudy package of racial militance.

Rational people of both races must deal effectively, and together, with the problems of "criminally inefficient and racially segregated public schools," "dehumanizingly poor housing," employment discrimination, police practices, and slum filth, if they are not to be cowed once again into acceptance of separatism. Dr. Clark concluded:

> The present dilemma of the Negro is focused for the trained Negro intellectual. He must now choose sides. He must now clarify the nature of the enemy. He must dare to say that the enemy was never to be understood in terms of color...but in the more difficult and abstract terms of human irrationality, ignorance, superstition, rigidity and arbitrary cruelty.
>
> These are the common enemies which underly all forms of tyranny--racism, authoritarianism, McCarthyism...
>
> They are no less enemies when being sold or offered as truth or salvation by blacks, yellows, or whites...
>
> If Negroes and whites who understand this can make it clear, we can help to save America. We will use the power of disciplined intelligence combined with respect for moral values and humanity to save Negroes from the destructive possibilities of white and black dilemmas and thereby contribute to the survival of America... For America cannot survive if Negroes do not... And Negroes and no other group of human beings are likely to survive if America does not.

Speaking of Speeches...

I wonder if there is any basic disagreement between what Dr. Clark was saying and what Mr. Saul Friedman said at the eighth annual dinner meeting of the Houston Council on Human Relations. Mr. Friedman, formerly a reporter for one of the Houston papers (he was "eased out"), addressed some 450 people who attended. Speaking of white liberals in the struggle for human rights, he said, in part:

> As wild as it now seems to be, the drive for black consciousness and black power along with the established civil rights organizations, will sustain its effort to keep the leadership of the reform movement for some time to come. There is every possibility that this movement will border on the revolutionary and force us to face some very fundamental questions. In the process, white liberal leaders will lose their black constituencies, such as they are, and perhaps even their titular roles in the struggle for change. White liberals will thus

have to be satisfied to civilize their white brethern instead of their Negro brethren.

And Speaking of Books (Not That Anybody Was)

The above puts me in mind of a passage in The Autobiography of Malcolm X, which, I am chagrined to admit, I just recently got around to reading. Only shortly before he was assassinated, Malcolm X, too began to realize that America's racism was a symptom of something other than difference in color. He finally recognized that there were "sincere whites," and he had something to say to them:

> I have these very deep feelings that white people who want to join black organizations are really just taking the escapist way to salve their consciences. By visibly hovering near us, they are "proving" that they are "with us." But the hard truth is this isn't helping to solve America's racist problem. The Negroes aren't the racists. Where the really sincere white people have got to do their "proving" of themselves is not among the black victims, but out on the battle lines of where America's racism really is--and that's in their own home communities; America's racism is among their own fellow whites. That's where the sincere whites who really mean to accomplish something have got to work.

Incidentally, having at last read that book, like a reformed smoker I am now recommending the step to everyone. The man had a genius for telling expressions. For instance, "'Conservatism' in America's politics means 'Let's keep the niggers in their place.' And 'liberalism' means 'Let's keep the knee-grows in their place...'"

He was something of a prophet.

Notes on the State Councils

Paul Matthias and L. S. James of the South Carolina Council, along with former director Alice Spearman, are among a biracial group quietly working, with Governor McNair's blessing, to create state and local task forces "to study the racial situation with a view to prevention of violent racial outbreaks and promoting community uplift programs among the diverse social and economic classifications in the state."

"Of 7,700 books on the approved textbook and library list of the state of Georgia, only 24 are by or about Negroes." That's a fact gleaned from a conference on discrimination in school and library books, co-sponsored by the Georgia Council and the school of library science of Atlanta University on November 10 and 11. Historian John Hope Franklin gave the keynote address. The second day was given to hard-working sessions on criteria for judging materials, titles recommended, titles not recommended, and new types of materials needed.

It was an excellent conference, well attended by librarians, teachers and other educators.

Prep School Scholarships

A Better Chance/Independent School Talent Search (ABC/ISTS) is an organization which helps academically talented students from low income families gain admission to independent schools with scholarship aid. There are approximately 110 independent boarding schools in the ABC Program. Most of them are in the Northeastern part of the United States -- New England, New York, New Jersey, or Pennsylvania. The costs of attending these schools are very high. Full scholarships are available to a limited number of students. The scholarships cover the cost of tuition, room, meals, books, and transportation. The student's family is expected to help pay his personal expenses.

Those who are awarded a scholarship to an independent school must successfully complete an ABC Summer Program during the summer before enrollment. Held at several college campuses, the Summer Programs provide students with a sample of independent school life and offer intensive courses in English and Math. Most of the cost of this program, too, can be paid by the ABC/ISTS.

For further information, write to Independent School Talent Search, 376 Boylston Street, Boston, Massachusetts 02116.

Encounter at the Magnolia Ballroom

After John Hope Franklin's keynote address at the books conference mentioned above, I decided to drop by the Magnolia Ballroom here in Atlanta for a performance of "Back to Black," presented by SNCC. I was a little late and missed most of the play, but clearly it reminded the mostly-black audience of the rich heritage that it theirs and of the tremendous power of the world's black majority.

There was a social hour or two afterward. I bumped into a young black man. He noticed me and asked if I had a cigarette. I offered him one, and he was not even hypocritical enough to protest that it was my last one. As I lit it for him, he asked, "What do you do?"

"I work for the Southern Regional Council," I answered.

"Doing waht?"

"I'm Director of Field Activities," I said.

"Doing what?"

"I work with the state councils on human relations, mostly."

"But, doing what?" he persisted.

Rationalizing that he was just a wee bit tipsy, I decided not to go into the problems of trying to get some more of the people of the South to come to terms with reality. So I mumbled something about messing around with a variety of problems.

"Well...," said he. And with a that's-what-I-thought expression on his face, he thumbed in the direction of the just-darkened stage.

I'm just glad he wasn't stone sober!

-- J. Edwin Stanfield
Director of Field Activities

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FIELD ACTIVITIES NEWSLETTER

December 13, 1967

Actions of the SRC Executive Committee

On the first three days of December the Executive Committee of the Southern Regional Council held an extraordinary three-day meeting. Out of it came three actions which will be of particular interest to readers of this newsletter. One was a resolution acknowledging and calling attention to the connection of regional problems of racism and poverty to these same problems on national and world levels. The other two were statements of SRC policy with regard to its own function and its relations with state councils on human relations.

Statement of Concern. Pointing out that "our commitments to regional development and racial justice in the South become increasingly entwined with events of the nation, and indeed with problems of the world," the committee said that attitudes of the southern region help create explosions in northern cities. New attitudes of both Negroes and whites, which result from these explosions, are quickly reflected in the region. The committee went on:

> The contined existence and increasing awareness of racism in this country has the most profound importance in our dealings with the nations of the world. We recognize that the struggle of minorities in this country for equal opportunity is often equated with the struggles everywhere of peoples seeking independence and self expression. We recognize the grave significance of color in these struggles in this country and throughout the world.
>
> It is tragic that this richest of nations has not developed a society free of fear, hunger, and want. We recognize the impact of this failure on the billions of people in fear, hunger, and want throughout the world.
>
> We call on our nation to recognize these matters, to adopt programs compatible with both the need and the potential of this great country, to resolve honorably

and swiftly, with new and imaginative approaches, the international conflicts in which we are involved and to take the lead in achieving the greatness which is in man universal.

Statement on SRC's Function. The Executive Committee passed a resolution stating "that the proper role of the Southern Regional Council in the future, as it has been in the past, should lie primarily in the allied fields of research, interpretation and education." The resolution added:

> That the Southern Regional Council should lend aid and encouragement to direct programs consistent with its purposes whether operated by government or by independently controlled organizations. This aid and encouragement could extend to the formation of such organizations where necessary and feasible and to limited pilot projects. Except for purposes of demonstration or testing, SRC should leave to government or such independently controlled and operated groups direct frontal and massive ameliorative action.

The committee added that, in improving its program of research and education, "youth and young adults should receive early and accentuated attention."

Policy on SRC-State Council Relations. The Committee adopted the report and recommendations of a special committee on SRC-HRC relations as official policy. The new policy, which will go into effect in 1969, is the culmination of two years of planning and exploration of new modes of assistance to state councils, in view of increasing difficulty in securing foundation support of their general operations through SRC's grant-in-aid program. Major features of the six-page report may be summarized as follows:

(1) The SRC remains committed to assist the councils on human relations. It believes that biracial, voluntary associations, grappling with the problems of community at both state and local levels, are important to the South.

(2) It is recognized that "state councils fall into two categories, the mature and the developing." Mature councils are those which have attained sufficient strength of membership, leadership, and support to maintain their own general program and staff services. Developing councils are those which still require assistance to maintain their general operations.

(3) In the case of mature councils, "the pattern envisaged is that SRC can approach foundations which reject general support with proposals for projects in specific areas." These project proposals might originate either with the state councils or the SRC. If backing can be secured, SRC would delegate administration of the project

to cooperating state councils, funding for needed expenses and staff, together with some "overhead" for administrative services.

(4) In the case of developing councils, at their request the SRC would still seek funds to support a program of development and organization. In such cases, however, and provided such funds can be found, an organizer employed by the SRC and responsible to it would be sent into the state for a specified period of time to work with that council's board and membership toward a "mature" status.

(5) It is emphasized that a state council's classification would not be decided unilaterally. The transition to the new system of relations would involve full discussion and agreement on the status to be assumed by each council.

(6) Major project proposals, as well as requests for assistance in organizational development, will be evaluated by SRC staff and submitted to the Executive Committee for disposition.

(7) The SRC will continue its present role of field service to state councils, whether mature or developing, including consultation on staff, program and methods. A strong advisory committee on field activities will be set up. SRC will continue to sponsor meetings and workshops for officers and staffs of state councils. Every effort will be made to tighten coordination of SRC's own field projects.

New SRC Publication

Public Assistance: To What End? is the title of a Special Report published by the Southern Regional Council this month. The report examines in detail southern states' welfare programs and how these programs are (or, more exactly, are not) meeting the extreme need found in the poorest counties in these states. The counties are 97 of the 100 poorest in the nation, and they are located in 11 southern states. Among them, median family income ranges from $1,260 in Tunica County, Mississippi, to a high in Atkinson County, Georgia, of $1,956. The latter figure is $3,700 below the national median family income.

Each state, the report says, determines the level of income which it considers sufficient to provide the minimal needs of an individual or family. This becomes the standard up to which each state attempts to bring all of its residents through its welfare program. "Of great significance is that no state seen here has established $3,000 as the level of poverty -- the level set by the federal government -- and many have established it much lower."

For a family of four, a mother and three dependent children, these state-defined ideal standards of annual income range from $1,488 in Arkansas to $2,376 in Tennessee. North Carolina sets a standard of $1,728; Texas, $1,847; South Carolina, $1,870; Louisiana, $1,977; Alabama, $2,124; Kentucky, $2,268; Mississippi, $2,329; Virginia, $2,340; and Georgia, $2,371. And most public assistance

programs provide less, often far less, than these income levels the states themselves have recognized in setting their standards of need.

An obvious point is that even if public assistance in the South were administered in a non-discriminatory manner (which it is not), and even if it measured up to its own "ideal" (which it does not), it still would do nothing to help people out of poverty. The report concludes, "public assistance is lacking, in large part, because it is so structured as to be self-restricting, to expend exactly enough to soothe the consciences of those with comfortable standards of living and no more. This self-restricting nature of public welfare is not due to discriminatory administration which is widespread in many states. Discriminatory administration only redoubles the faults of an already impotent structure. What produced such a structure is a concept of welfare at once sentimental and condescending. The poor must be taken care of, that concept says, but they must never be allowed to forget that they are poor and that they exist entirely on public sufferance."

Copies may be ordered from SRC at 30¢ each. Bulk rates are available.

State Council Notes

The Annual Meeting of the South Carolina Council on Human Relations was held in Columbia on November 30. Dr. Dan W. Dodson, Director of the Center for Human Relations and Community Studies, New York University, gave the principal address. The Reverend Matthew D. McCollom was elected President of SCCHR, succeeding Dr. William H. Wesson. There were workshops on co-ops and credit unions, low-income housing, proposed reforms for crime and corrections, Negro history, and welfare. Former Executive Director Alice Spearman was honored and given a set of luggage and a check--with a stipulation that any ticket she buys with the money must be a round-trip ticket. The Reverend Paul Matthias, new Executive Director,was formally presented to the membership.

The Georgia Council held its Annual Meeting in Atlanta on December 8. The Reverend William Holmes Borders addressed the members at the annual dinner. Mrs. Frances Pauley was honored for her five years of service as Executive Director by a gift of cash and a plaque. She has been succeeded by Mr. John McCown.

About "The Art of Compromise"

Politicians are practitioners of "the art of compromise," they say. But do they have to be so hell-bent on proving their proficiency? On the front page of yesterday's paper, for example, were stories of two more very disturbing examples. I know you cannot go by what you read in the papers. But, in these cases, I would just bet that whatever the news means, beyond what appears on the surface, ain't good!

There was the story about how Dixie senators had agreed not to press their fight against the administration's school aid bill. The Secretary of Health, Education and Welfare had promised not to cut off funds to any school district during a given school year, unless the department has warned the district before the preceding March 1 that it has "evidence of non-compliance" with the Civil Rights Act of 1964 and has stated what local officials must do to comply. Further, they may not cut off funds during a school year unless the school district has been cited for a hearing before September 1.

This apparently means that a valid complaint of discrimination which surfaced in March or April of 1968, let us say, could not be effectively acted upon before the 1969-70 school year. Shucks. With that much time, the Atlanta School system can let a school pass from all-white to token-integrated to all-Negro. Not only can, but has. And I reckon that they are not the only ones.

Georgia's Senator Russell himself acknowledged that he was delighted with the "compromise," because he doubted that the stiffer amendment he was trying to attach to the bill would have passed. He wrote to other southern senators that the HEW compromise was more than he thought the Dixie bloc would get originally!

The other story was about passage of a two-year, $4.16-billion extension of the anti-poverty effort. This bill, which has now cleared both houses of Congress, carries a provision putting community action programs under the control of local public officials. Apparently the administration felt it has to make this compromise to get the act passed. "Sargent Shriver, the OEO director," the paper says, "has promised his agency will watch closely to see how city officials carry out their responsibilities."

Well, we can always hope that he will find that they have come to believe sincerely in "maximum feasible participation of the poor," that they are standing firm against segregationists in their communities who might be disposed to edge around the law of the land, that they will all be too high-principled to use public money for their own or their supporters' political or economic advantage, etc., etc. Who knows? Maybe the Millenium is upon us!

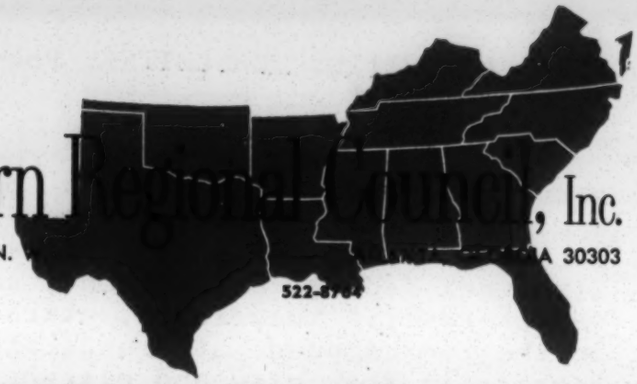
Quotation of the Month

I nominate as the most memorable obiter dictum of the month what Senator Russell said about the fact that most of the Department of HEW's school desegregation efforts, under the Civil Rights Act of 1964, have been concentrated in the South:

"Three years is entirely too long for one-fourth of this country to share second-class citizenship in administration of this law."

--J. Edwin Stanfield
Director of Field Activities

newsletters



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PAUL ANTHONY
EXECUTIVE DIRECTOR

A Council to attain the ideals and practices of equal opportunity for all peoples in the South

FIELD ACTIVITIES NEWSLETTER

March 19, 1968

New SRC Publications

The Present Dilemma of the Negro. At long last Kenneth B. Clark's address at the 1967 annual meeting of the Southern Regional Council has been printed. This was the thoughtful, provocative speech in which Dr. Clark said that all forms of tyranny -- racism, authoritarianism, McCarthyism -- are "no less enemies when being sold or offered as truth or salvation by blacks, yellows, or whites."

Black Youth in a Southern Metropolis. This study of socio-economic characteristics, attitudes, and values of Negro high school students in Atlanta was published in January. It was conducted and reported by Dr. James E. Conyers, Associate Professor of Sociology, Atlanta University, and William Farmar, Associate Director of SRC's Project on Administration of Justice. The publication gives results of a questionnaire answered by 688 Negro high school students in Atlanta.

Questions covered such things as how respondents felt about conditions and facilities in their neighborhoods (62% said recreational facilities were poor; 52% thought police protection was inadequate), how they rated aspects of life in Atlanta as a whole (73% rated Atlanta race relations as poor or only fair; 70% thought Atlanta housing poor), who they could identify among notable national and local personalities (546 could identify Lester Maddox; 531 recognized Ray Charles; Lou Rawls, 492; Martin L. King, 457; Thurgood Marshall, 84; and Walter Reuther, 28), and how they felt toward various civil rights organizations and approaches (75% approved the NAACP; SCLC, 72%; Urban League, 49% -- most of the others simply having no opinion; SNCC, 37%; bi-racial committees, 30%; and riots 12%).

Events at Orangeburg, by Pat Watters and Weldon Rougeau, chronicles events of the week of February 5-10, 1968, which resulted in the fatal shooting of three Negro students and wounding of 18 others. The account is very different from that given by most wire

service reports. The authors conclude that police over-reacted to a mistaken belief that they were under fire. They reflect that local and state defiance of laws regarding desegregation, along with weak federal enforcement, are erroding respect for law. "Black Power," they found, attracted very, very few black students on the two campuses at Orangeburg, but events there converted more Negroes in that city and elsewhere to "the kind of violent anger that white hysteria over Black Power envisions" than Black Power advocates could hope to gain on their own.

The Delta Prisons: Punishment for Profit, another publication of our Project on Administration of Justice, was written by William Farmar. "The public does not know what happens in its prisons," John O. Boone writes in a foreword. "This public indifference has made corrections a prime source of corruption and political intrigue."

The report concentrates on Arkansas, Louisiana, and Mississippi, which have state farm systems (in distinction from most southeastern states which have work camp oriented systems, which are bad enough). A major difficulty is the expectation that prison systems shall be self-supporting or, preferably, make a profit for the state, the report says. "Self-supporting prison systems must, in the end, become slave camps."

In Memphis: More Than A Garbage Strike, just off the press, chronicles the strike by Memphis sanitation workers which began February 12 and continues at this time. A unique feature of the situation is the alliance of the Negro community of Memphis with the union and striking workmen. (As this is written, it is reported that fifteen thousand -- 15,000 -- people attended a mass meeting last night in support of the strikers. Martin Luther King spoke. King and his colleagues will return to lead a huge march on Friday, March 22. A general strike by Memphis Negroes has been scheduled for that date.) The report details, as part of a recurring pattern, the failure of Memphis authorities, police, and press to comprehend the meaning of the boycott, the marches, the mass meetings their city is experiencing -- or the potentially tragic results of denial of dignity to forty per cent of the city's population.

All of these publications may be ordered from the Southern Regional Council. An updated publications list, giving titles, brief descriptions, and single copy and bulk prices, is also now available on request.

Conference on Human Relations and the Law

In what may be a "historic first," the University of Texas School of Law co-sponsored with the SRC and the National Association of Intergroup Relations Officials a conference on human relations and the law on March 7, 8, and 9. The meeting was held at the law school in Austin. More than 600 attended. Dr. Joseph Witherspoon,

Professor of Law and general chairman of the conference, set the tone in a statement of the purpose of the conference. He said it was important to recognize that law is of two kinds -- public and private. Public law consists of legislation, administrative regulations, and judicial policies. He continued:

> Private law consists of contracts, conveyances, insurance policies, company rules and practices, union regulations, private association charters and by-laws, customary rules and practices, and many other types of law created by private individuals and private organizations to govern their relations with others. If we are to solve our crisis in human relations, it is essential that we create private law that is just even as it is essential that we create public law that is just. Unless both private law and our public law are adjusted so as to meet the underlying causes of this crisis and to ameliorate the conditions produced by them, our nation will continue to reel and stumble in the face of the emergency in which it finds itself.

Speakers included Charles Evers, Mississippi NAACP field secretary; Ambassador Hector P. Garcia, delegate to the United Nations and a Corpus Christi physician; Sol Rabkin, legal director for the Anti-Defamation League; Edward Rutledge, executive director of the National Committee Against Discrimination in Housing; Louis Mason, Jr., member of the Pittsburgh city council and formerly executive director of the Pittsburgh Human Relations Commission; Dr. John T. King, president of Huston-Tillotson College of Austin; Paul Anthony, executive director of the SRC; Frederick Routh, executive director of NAIRO; and Charles Morgan, Jr., director of the Southeastern Regional Office of ACLU.

Erratum

In the newsletter dated February 7, it was erroneously reported that Moses C. Burt had been elected president of the North Carolina Council on Human Relations. Mr. Burt was elected president of the Durham Council. The president of the North Carolina Council is Mr. John R. Taylor, a Greensboro business man.

SRC-Randolph Institute Meeting

More than 200 persons attended the conferenc jointly sponsored by the Southern Regional Council and the A. Philip Randolph Institute in Atlanta on February 23-25. The conference attracted a number of business men and a notably large representation from organized labor.

At the conclusion of the conference a resolution was unanimously adopted. It read, in part:

We now fully realize that the South can only find its rightful place when we have eliminated injustice for all, eradicated poverty for all, and created a political system in which all are free to participate.

Only such a spirit and program of action can avoid the explosive injustice that rends the Northern ghettos. Only such a spirit and program of action can establish that atmosphere of order and social peace from which human progress springs.

We urge a deeper national commitment to continue and expand federal anti-poverty programs....

.....

To the support of these objectives we summon all Southerners, black and white -- civic leaders, students, religious leaders, intellectuals, leaders of political parties and of trade unions, people of all classes and walks of life, in the cities and in the rural areas.

We call all to the duty, the opportunity, and the challenge to participate in a common effort. The need is so great, the time left so short, that we must put aside divisive prejudices and find strength in unity. Let us replace past antagonisms with a common effort to eliminate poverty and to construct a social order based on justice and on shared commitment to one another.

In the Good Old Summer Time?

In case you missed it, an article in The New York Times for Saturday, March 2, headlined "Police Stockpile Weapons, Preparing for Riots," reports, "In city after city across America the police are stockpiling armored vehicles, helicopters, high-powered rifles."

It describes an awesome, 20-ton armored personnel carrier which, in a demonstration, crushed a barricade of abandoned cars. The machine carries 20 men in bullet-proof safety, a .30-caliber machine gun, tear-gas launchers, a smoke-screen device, chemical fire extinguishers and a siren that can disable men with its sound. The Los Angeles police were considering buying it, but might not meet the price of $30,000 without optional equipment.

Detroit had five armored cars during last summer's riot. Since then the Detroit police have secured 2,000 tear-gas grenades and 1,200 gas masks. They have asked for 25 special anti-sniper rifles, 500 carbines, 300 shotguns, and 150,000 rounds of ammunition, according to the Times report.

In Monroe County, Michigan, the sheriff has a $50,000 riot control fund. He is buying 15,000 rounds of ammunition, 500 tear-gas cannisters, a $13,500 armored truck, 15 walkie-talkies, 100 rifles, and a number of flak vests.

The Tampa, Florida, arsenal boasts 162 shotguns, 150 bayonets, 5 sniper rifles, 25 carbines and M-1 rifles, and 300 gas masks. Florida State Attorney General Paul Antineri has recommended that Tampa policemen "shoot to kill" persons observed committing, or about to commit, felonies during a riot. (Question: How do you tell when a person is "about to commit" a felony?)

Michigan Governor George Romney has asked the state legislature for one million dollars to finance police riot training and hopes to get five hundred thousand more from the federal government.

Other devices are "instant banana peel," a chemical that makes streets icy-slick; a foam which can submerge crowds; and tranquilizer darts. But Chief Reddin of Los Angeles warns, "Don't throw your guns away. Let us not be seduced by the naive philosophy that foam dispensers or slippery substances can summarily pacify rioters, looters and arsonists."

Somehow I felt that The New York Times would not mind my passing this information along to our readers -- as a public service.

It's Great To Be Among Friends...

...even if they are not your own. Bill Farmer, prolific author and frustrated poet of the SRC's Project on Administration of Justice (alias, "Crime and Corrections Project," nee "Project on Prison Reform and Criminal Rehabilitation") read a recent issue of this newsletter and was inspired by his Muse:

A disciple of Calvin named Ed
Was predestined to work, so he said,
For the good of the South.
Now he's down in the mouth,
For the movement, like God, seems quite dead.

Yes, Every Cloud Has A Lousy Silver Lining.

Charles Evers, speaking at that conference on human relations and the law in Austin, had a new twist on an old saying. Maybe it says something to all you gleeful revolutionaries.

He tells it that he and Medgar, when they worked with their father in the fields during their boyhood, would be delighted whenever a dark cloud appeared. "Oh, please rain," they would say, "so we can go back to the house." His father would always remind them, "Behind every cloud the sun is shining!"

--J. Edwin Stanfield
Director of Field Activities

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IN MEMPHIS:
MIRROR TO AMERICA?

by J. Edwin Stanfield

Second Supplement to Special Report of March 22, 1968

April 28, 1968
Price .20 each

"So we are going to Washington on the urgent business of reform before it is too late. We must have a de-escalation of the war in Vietnam and a massive escalation of the war against poverty and racism. We must guarantee that in this richest society in history, the poor, too, can find comfort and security and decent jobs and respect. It is time to re-order our national priorities. All those who now speak of goodwill and who praise the work of such groups as the President's Commission now have the gravest responsibility to stand up and act for the social changes that are necessary to conquer racism in America. If we as a society fail, I fear that we will learn very shortly that racism is a sickness unto death."

-- Dr. Martin Luther King, Jr.,
Poor People's Campaign News Release
March 4, 1968

I N T R O D U C T I O N

In a special report issued March 22, 1968, and a supplement dated April 3, the Southern Regional Council described in detail the strike of sanitation workers in Memphis which began February 12. These reports explained that the strike had quickly become a struggle for assertion of manhood and dignity, supported overwhelmingly by the Negro community of Memphis, seeking an end to the paternalistic variety of racism which prevailed in white Memphis.

The first report warned of "tragedy waiting in the wings." Its supplement said that tragedy had come in an outbreak of violence (window breaking and a small amount of looting and arson by Negroes, clubbing and shooting by police) during and after a march led by Dr. Martin Luther King, Jr., on March 28. That incident resulted in the death of a sixteen-year-old Negro male by police gunfire and in injuries to sixty people, mostly Negroes. The supplementary report ended with this statement: "It is not the nonviolent movement that is on trial in Memphis, but -- once more -- American democracy. Not the leadership of some Negro ministers is threatened, but the nation itself."

It is a sad duty to offer now, in a different era inexorably begun, a continuation of our report of the confrontation in the microcosm that is Memphis -- and of its appalling denouement.

D A R K F O R E B O D I N G

After the march was destroyed on the 28th, top staff leaders of the Southern Christian Leadership Conference flew into Memphis and began intensive preparations for a new attempt at a march on Friday, April 5. At the suggestion of Bayard Rustin of the A. Philip Randolph Institute and Victor Gotbaum of the New York Council of the American Federation of State, County, and Municipal Employees, AFL-CIO, the date of the march was postponed to Monday. The two men promised a rally of labor and civil rights forces from across the nation.

Meanwhile, Federal District Court Judge Bailey Brown, at the request of city officials, had issued on Wednesday, April 3, a temporary restraining order which prohibited Dr. King and his aides and "all nonresidents acting in concert" with them from "organizing or engaging" in the massive parade. Dr. King promptly labeled the order a "basic denial of First Amendment privileges" and said that he planned to ignore it, if attorneys could not get it lifted.

That night Dr. King, addressing the 2,000 people who came to Mason Temple in the rain, was in a somber, reflective mood. He said:

> Well, I don't know what will happen now. We've got some difficult days ahead. But it really doesn't matter with me now. Because I've been to the mountaintop. I won't mind.

> Like anybody, I would like to live a long life. Longevity has its place. But I'm not concerned about that now. I just want to do God's Will.
>
> And He's allowed me to go up to the mountain. And I've looked over, and I've seen the promised land.
>
> I many not get there with you, but I want you to know tonight that we as a people will get to the promised land.
>
> So I'm happy tonight. I'm not worried about anything. I'm not fearing any man. Mine eyes have seen the glory of the coming of the Lord.

Baxton Bryant, Executive Director of the Tennessee Council on Human Relations, said shortly after the meeting ended that the civil rights leader "sounded as though he were giving his own eulogy." Others concurred.

That premonition was all too accurate, as the world now knows. It was the last speech of Dr. Martin Luther King. Twenty-one hours later, an assassin -- believed to be white -- shot Dr. King to death as he stood on the balcony of his hotel room.

SORROW, ANGER -- AND MORE FRUSTRATION

In the early hours of Friday morning, following the assassination, Baxton Bryant called for the resignation of Mayor Henry Loeb:

> We saw President Johnson this week place the interest of the country above his own self-interest and pride. Peace seems to be a little closer in Vietnam as a result.

> Mayor Loeb has nothing but trouble and turmoil ahead governing a city whose population is 40 per cent Negro. He is a man of principal but doesn't have the capacity or the background to understand or interpret the rising expectations and demand for decency in the black community.
>
> For the peace, justice, and tranquility of the entire community, and safety and peace for himself and his family, he should resign as mayor of Memphis.

The call for the mayor's resignation was taken up by the Memphis Central Labor Council, AFL-CIO.

It was Mayor Loeb's insistence that the strike was illegal, together with his avowal that he would "never" sign a contract with the union or agree to deduction of union dues from the men's paychecks, that had prolonged the strike and led to the invitation to Dr. King to come to Memphis. But Loeb was reflecting the sentiments of the majority of his constituency.

Later on that morning, nearly 150 ministers, about 30 of them Negroes, held a memorial service at St. Mary's Episcopal Cathedral, then walked silently seven blocks to the city hall for a confrontation with the mayor. The decision to take that walk had actually been made on Wednesday, April 3, the day before the murder. The inner-city ministers were in the majority and were for it, but suburban ministers were nervous about such action and the group was persuaded to

postpone it on the rationale that there should be a carefully prepared statement. Now, on Friday, there was no delay. After hearing and adopting a prepared statement, the group proceeded, spontaneously, to the mayor's office. They were accompanied by three police cruisers. Four officers in each car wore white helmets and some carried shotguns. They passed elements of the National Guard in battle gear stationed before public buildings and stores.

Mayor Loeb was waiting for them in his office. Their resolution was headed by a quotation of Jeremiah 8:13: "They have healed the wound of my people lightly, saying, 'Peace, peace,' when there is no peace."

> We, as ministers of God . . . mourn with deep sorrow and a sense of unspeakable loss the murder of our brother, Dr. Martin Luther King, eminent preacher of peace, advocate of the power of nonviolent love, promoter and practitioner of true manhood.
>
> We who are white confess our implication in this tragic event by our failure to speak and act, clearly and specifically, with conviction and courage, to the attitudes of prejudice and patterns of injustice which produced the society in which this act could occur . . .
>
> . . . The grave crisis which is upon us is caused primarily . . . by lack of private and public will to put into action, at whatever costs, the professions we have so long and so easily made with our lips -- to do unto others as we would have them do unto us and to love our neighbors as ourselves.
>
> . . . Let us together . . . work creatively and selflessly for a new community, in

> which equality and justice for all prevail and in which no man suffers the loss of his human rights because of racial prejudice or arrogant paternalism.
>
> . . . We implore our mayor and city council to address themselves with swift dispatch to the forging of a mutually acceptable solution including agreement upon union recognition and dues check-off . . . .

The statement was concluded with a quotation from the New Testament: "And when He (Jesus) drew near and saw the city he wept over it, saying, 'Would that even today you knew the things that make for peace.'" (Luke 19:41-42a)

After the reading, Rabbi James A. Wax, head of the predominantly white Memphis Ministers' Association, made an impassioned statement to the mayor. He spoke in a loud voice and did not conceal his wrath. "We come here with a great deal of sadness and . . . a great deal of anger," he said. He told Mayor Loeb that what had happened was the result of oppression, injustice, and inhumanity and that they were appealing to him for leadership. He adjured the mayor to stop hiding behind legal technicalities and obey "laws greater than the laws of Memphis and Tennessee . . . the laws of God."

The mayor responded, according to the New York Times, "Each of us is sincere. I know your sincerity and I hope you know mine. Although we disagree on some points, each of

us is trying to do what we think is right . . . I thank you for coming up."

Clearly he thought the interview ended. But Dr. Ralph Jackson, converted conservative Negro minister, whose fiery preaching had moved and delighted Negroes throughout the struggle, now showed a different side of his personality in a tearful, sorrowing plea to the mayor. "We plead with you. We beg you, do not send us away from here again without an affirmation," he cried. He urged the mayor to blame the ministers, if necessary, but by all means to modify his rigid stance. But the mayor's position remained unchanged.

His next visitors were nine Negro teachers. They had just come from the airport where Dr. King's staff had enplaned for return to Atlanta with his body. They complained that they had been kept from "our dear Dr. King's body" by National Guardsmen with bayonets. They also rebuked Mayor Loeb for neither going to the airport nor sending a representive of the city.

OTHER REACTION IN MEMPHIS

On Friday morning, the Memphis Commercial Appeal offered a reward of $25,000 for information leading to the arrest and conviction of the murderer or murderers. The Scripps-Howard

chain offered another $25,000. On Friday afternoon, the Memphis City Council underwrote another $50,000, the bulk of which, councilmen were told, would be raised by subscription of Memphis businesses.

An anonymous would-be benefactor offered to give the union $25,000 to pay union dues for all of the sanitation workers for six months, so that there could be a cooling-off period. This was rejected with some vehemence by the union, and labor leaders explained that the prospective donor did not understand the situation: what was at issue was not money but the dignity of collective bargaining by these laboring men.

That person, whoever he was, was not the only one with good intentions who missed a point. The two daily newspapers, whose news and editorial policies were high on the list of grievances of the Negro community, predictably pleaded for calm and reason. But the lead editorial in Friday's Press-Scimitar interlarded some noble expressions with insensitive chauvinism: " . . . Dr. King, evangelist of civil rights, was cut down -- and deplorably in Memphis, one of the cities which has been moving most steadily toward the goals he advocated -- by the force he preached against: the violence of extremism." Again: " . . . his (the assassin's) act was a frightful disservice to the country, and an especially

stunning blow to Memphis." And again: "He (the assassin) has stained the nation and our city in the eyes of much of the world . . . ."

Nor could the paper refrain from reiterating, even on that sorrowful day, an opinion well-formed and oft-repeated among white Memphians:

> While granting him complete sincerity as to nonviolent purpose, the Press-Scimitar has felt -- and warned many times -- that his methods tended to produce violence, both sympathetic and antagonistic. This was due to the highly emotional nature of his speeches. The record of his visits to many cities, and at last Memphis, all too starkly bore out this warning.

On Sunday morning, Memphis citizens on their way to church passed police cruisers with four officers in each. The men wore blue riot helmets with heavy plastic visors. On their radios citizens might have heard a recorded message, mindlessly played by a local station, in which Mayor Loeb urged citizens to contribute to the Arts Council Drive, because the arts and culture "are the things that make a city great."

In a fashionable white church, a minister led the congregation in a prayer of confession. It acknowledged their implication in the assassination by their "failure to speak out clearly and quickly." It also acknowledged that "we cannot wash blood from our hands by pouring water over ourselves."

There were about half-a-dozen Negroes in the congregation at that service. Asked about them, one of the ministers explained ruefully that they were not members or even regular attendants, but had been invited especially on that day by some members who had Negro friends. "You may have noticed," he remarked, "that they were well looked after."

In contrast, the pastor of a Negro church, meanwhile, was telling his congregation that he had received a multitude of reports of abuses of Negroes by police and National Guardsmen, especially the latter.

The minister asked his parishioners to wire the President to request trained army regulars instead of National Guardsmen from rural Tennessee.

MEMPHIS CARES - BUT NOT MUCH

The Memphis Ministers' Association had scheduled a memorial service for two o'clock on Sunday afternoon in Evergreen Presbyterian Church. A group led by a Memphis businessman and calling itself the "Memphis Does Care Committee" suggested that a larger "Memphis Cares" meeting be held instead, in E. H. Crump Stadium. The ministers acquiesced.

About 5,000 people attended the "Memphis Cares" meeting. The racial composition of the crowd was about the same as that of the city's half million population --

60 per cent white and 40 per cent Negro. Attendance at the meeting had been urged by virtually all ministers at their services that morning and on television by dignitaries, including Mayor Loeb, all day Saturday.

Those attending were handed a printed program as they entered the stadium. It carried the following statement:

> We live in Memphis. It has been a good city, but far from perfect -- much less perfect than many of us realized. Something happened here which laid bare a side of our common life to which all too many of us had been blind.
>
> We are brother Memphians in name. We can become so in fact as we have never been before. We will not leave this to someone else, but each of us will take the responsibility upon himself.
>
> Our goal is a city in which a man's honest and openly expressed opinion can be respected, without fear of punishment or retaliation, and differences resolved in the understanding that we are all human.
>
> We therefore solemnly, in the presence of God and of one another, pledge ourselves -- our time, our effort, our resources -- and if need be, our lives themselves -- to the building of a city where people can trust one another, respect one another, and respond to the needs of one another.
>
> Memphis cares.

On the back of the program was a small section in which were printed the two words "I Care." A line for a signature was beneath them. Memphians attending were asked to sign this two-word statement, tear off the section, and drop it into a receptacle before leaving.

The program itself was very simple. It consisted of

the national anthem, an invocation, a hymn ("O God, Our Help In Ages Past"), an introductory statement, statements by eight "Memphians Who Care," unison reading of the "Memphis Cares" statement, a singing of "God Bless America," and the benediction.

The first of the eight speakers said, "The time has come when you must stand and be counted . . . choose your ground and stand on it." He did not suggest what ground. (It was learned later that those who planned the program sought to exclude specific mention of (1) the garbage strike, or (2) Dr. Martin Luther King. This prohibition was ignored by at least three of the speakers.)

Tommy Powell, head of Memphis' Central Labor Council, AFL-CIO, was the fifth speaker. He drew applause when he affirmed a laboring man's right to a recognized union. ("Look!" said one Negro to his wife. "There are some white folks applauding.") The loudest applause of the afternoon came in response to Mr. Powell's call for news media to present fairly and impartially both sides of issues.

The sixth speaker was Judge Ben Hooks, a Negro. He said that Martin Luther King was much misunderstood because the news media "will not tell the truth." Again there was loud applause on that point.

During the fifth and sixth talks, a reporter noticed a large number of white people drifting out of the stands --

a hundred or more. There was no obvious reason for this, so during the seventh speech -- by a businessman named Tom O'Ryan -- the reporter began asking a few of these departing what they thought of the meeting.

"You see me leaving, don't you?" snorted one elderly gentleman. Asked if he would say what he disliked about the meeting, he grumped, "Not for quotation," and kept walking.

The question was asked of two young men next. "That Irish fellow told it like it was," one of them replied. "A dual effort. I'm a young man, and I've never done anything to oppress a nigra . . . They're not going to ravage through the streets and endanger my family . . . If they want to practice what they preach, okay with me, but it's going to have to be a fifty-fifty proposition."

Another elderly man on his way out volunteered good-naturedly, "This thing has turned into a nigger protest meeting, hasn't it?" He explained that he had thought it was to be a memorial service for Dr. King. He was glad so many whites had come to show that they cared, "regardless of what they hear . . . But I don't like these nigger preachers making all those rabble-rousing speeches."

Two middle-aged women were next. "I'm disappointed," one said. "I came to support the mayor and the city, not to honor King -- although I'm sorry . . . I do feel that it's

good that Negroes and whites can sit together like this. It certainly does no harm . . . I'm just sorry the mayor is not here. He's in a tough spot. He needs support."

By that time the meeting had ended. A Negro man was asked what he thought of it. "Nice meeting," he answered, "if they do what they say; not say one thing, then turn around and do something else."

A white man and his wife, with their son, were among the last to leave. The boy, about eight years old, was wearing a "Charlie Brown" sweatshirt which read, on the back, "HOW CAN WE LOSE WHEN WE'RE SO SINCERE?"

"That was about the right shirt to wear, wasn't it?" the father asked. He said he felt "sort of two ways" about the meeting. He too thought "the Irishman" had put it best -- that it is something for the whole community to work out, not just the whites. He was fatalistic. "It's been this way since time began. There's no reason to think this will change things very much for very long."

This wholesome-looking family had recently moved to Memphis from Houston, where they had lived when President Kennedy passed through en route to Dallas. The man said the atmosphere in Memphis before Dr. King arrived was much like it was in Houston before President Kennedy came through -- "people said they wished he were dead." "And since King was shot," he went on, "I have heard numerous

comments to the effect that they are not sorry he was shot -- just sorry it happened here."

A policeman directing traffic at the gate of the stadium motioned a Negro motorist toward a different lane, yelling, "Pull it on over here, boy!"

One reporter viewing the crowd had said before the meeting began, "Memphis cares -- but not much."

THE MASON TEMPLE MEETING

Far more than 5,000 people, all but a tiny fraction of them Negroes, gathered later that afternoon in the Mason Temple of the Church of God in Christ. The multitude rippled with the movement of life and vibrated with its sound.

They heard Jerry Wurf, International President of the striking union, tell them that "if it has to go on for a week or a month or a year, these men are prepared to go on!"

They heard Tommy Powell declare that he had been dissuaded, by some of "supposedly goodwill," from saying something he had wanted to say at the "Memphis Cares" meeting. They had admonished him that it would be "too political." "But I want to ask you here to join the Memphis Labor Council in calling for the resignation of Mayor Loeb!" In an instant the people were on their feet and cheering.

They heard and loved the inimitable Dr. Ralph Jackson:

"I'm sick and tired of white people trying to ease their consciences by calling in a few of us to talk to them . . . It's time for them to spit -- I said spit -- or get off the pot!"

He told the people that, if Dr. King could give up his life, they could give up a day's work to make the march the next day. "We want everybody on that march. We want everybody! We want everybody! Everybody! Everybody! Everybody! Get on the telephone and tell everybody! Tell everybody to tell everybody! Tell everybody to tell everybody to tell everybody!"

THE MEMORIAL MARCH

Federal Judge Bailey Brown had agreed on Friday, April 5, to lift the ban he had issued against a march on the following Monday. His cancellation of the restraining order was subject to an eight-point agreement:

(1) The march had to begin after nine a. m. and end by five p. m.

(2) Marchers had to walk no more than eight abreast.

(3) There had to be internal policing, by persons selected and trained as marshals by march leaders.

(4) Placards could be carried, but could not be

mounted on sticks.

(5) There would be no limit on the number of marchers.

(6) There would be no minimum age for marchers.

(7) Young people and older people had to be well mixed in the line of march.

(8) Arrangements had to be made for fast, high-level consultation with the court and police to take care of contingencies.

This agreement was negotiated by Bayard Rustin and his assistant, Norman Hill, both of whom accepted much of the responsibility for organizing the march, with the help of the few SCLC staffers who could be spared from funeral preparations in Atlanta.

Plans called for 500 marshals -- young militants among them -- 50 captains, and 20 chief marshals, There would be a public address system sufficient for a crowd of 40,000. Three principal messages were printed on hundreds of placards: "UNION JUSTICE NOW," "HONOR KING: END RACISM," and "I AM A MAN."

Monday was a cool, slate-grey day. A threatened rain never materialized. People started gathering at Clayborn Temple before eight o'clock, although the appointed hour

was ten o'clock -- the march to begin promptly at eleven.

Unionists arrived from all over the country. A very large delegation came from the New York United Federation of Teachers, AFL-CIO. Just a few of the others represented were the Texas AFL-CIO; the Maritime Union; the Councils of American Federation of State, County, and Municipal Employees from Michigan, Arkansas, New York, and Louisiana; and the "Cincinnati Labor Movement."

There were civil rights groups from Chicago, Milwaukee, Forest Park, and Peoria, Illinois. There were representatives of the New York School of Social Work and of the Negro Benevolent Society, Inc., Department of Sanitation, City of New York.

Mrs. King's plane had been delayed in leaving Atlanta because of weather conditions, but the march was begun at eleven-twenty anyway. Two huge trailers had been so placed on Hernando Street as to form a funnel through which only eight people could pass abreast, and the march started through that passage.

The Rev. Mr. James Lawson and Dr. Ralph Jackson led the way. The front rank also included Walter Reuther; T. O. Jones, president of the striking local; Jerry Wurf; and Dr. Benjamin Spock.

There were quite a few local white ministers in the march. There were members of the militant "INVADERS"

wearing yellow arm bands to indicate that they were marshals. Councilman Jerry Blanshard, the only white member of the city council to vote with the three Negro members throughout the dispute, marched near the front.

Silently the march passed battle-geared, helmeted Guardsmen stationed in front of a fire station, construction sites, and vulnerable store windows. Double ranks of Guardsmen sealed off all side streets. They stood at parade rest, the muxxles of their rifles thrust out before them at arm's length. Unsheathed bayonets pointed upward toward the line of march like the points of a listing picket fence. For the most part, the Guardsmen looked straight ahead, but could not keep their eyes from following a bearded young photographer with flowing locks who minced past them on sockless feet.

Guardsmen were visible on the roofs of tall buildings. A city policeman stood at the corner of Linden and Main with an automatic weapon at the ready. A motorcycled "special officer" with a bolt-action rifle slung on his back idled his rumbling machine alongside the silent marchers.

There was a delay of about ten minutes at Main and Beale. Then, at eleven-fifty-five, Mrs. King took position at the head of the march, along with the Reverend Messrs.

Abernathy, Young, and Williams of the SCLC staff, and Harry Belafonte.

One marcher wore a T-shirt lettered, "I Had A Dream -- 4-8-68." Another walked in striped prison trousers and carried a sign that read "Out With Loeb and His Butchers."

A man in the rank behind Councilman Blanshard carried a high frequency radio receiver tuned to the police band. Mr. Blanshard told another marcher he was mortified to hear the police dispatcher repeatedly give directions like "Large number of male niggers at Main and Union . . ." or "Two niggers spotted in window on north side of the hotel . . . ."

On the sidelines, some spectators had climbed into a display window out of which the glass had been broken during the March 28 "riot." A sign on the intact window of one shop read "Closed Monday in Memoriam to Dr. Martin Luther King." There was a floral spray on the door. The display compartments were bare -- just in case.

Two elderly Negro women stood weeping and wiping their eyes. One old Negro man said to another, "Well, we've lived to see some history."

There were many young Negroes in the march. A sizeable number of bitter-loooking, hard-eyed teenagers walked along behind spectators, occasionally stopping to watch. Four or

five of them stopped to talk in the entry of a vacant store. One idly stood on tiptoe and picked up a broken piece of heavy wooden molding from the top of a column. He hefted it a couple of times with his hand, then, grinning, replaced it.

As that group moved on down the sidewalk, another member of it grinned at his buddies and asked jokingly, "Ya'll ready now?"

Three tough-looking young white men stood on the curb monitoring police calls on a portable receiver and making comments. As a group from the Amalgamated Clothing Workers passed, carrying their identifying sign, one of this trio said, "Aglamated . . . algam . . . what's that?" And one of his friends replied, "Don't know. Must be some kind of sick nuts."

Another group of three or four whites were laughing on a corner. They kept glancing appreciatively at the National Guardsmen stationed there. "They better not start a riot," one remarked. "Yeah," his friend agreed with a smile and a nod toward the troops. "If they start a riot, there's gonna be a big funeral in Memphis."

The ceremonies were started in the plaza in front of city hall before even half of the marchers had filed in. They were still coming, four abreast, when the speech-making was more than half over.

There were brief remarks by Ossie Davis, Harry Belafonte, Mrs. King, Jerry Wurf, Dr. Spock, Dr. Ralph Jackson, and James Bevel. Congressman John Conyers of Michigan introduced Mrs. Rosa Parks and Congressman William F. Ryan of New York.

The principal address by the Rev. Ralph Abernathy was, in the main, an expression of determination. "We are on our way to Washington," he said. "It became necessary for us to detour by way of Memphis . . . We are going to Washington, but we are going to stay here in Memphis until this problem is solved."

After he had spoken, Don Slaiman of the AFL-CIO Civil Rights Division brought a message from George Meany, president of the organization. "The struggle of the sanitation workers here in Memphis is the struggle of all organized labor." He looked forward to black and white working together in a solid program, "starting today."

Walter Reuther announced a donation of $50,000 from the United Auto Workers strike fund to Memphis sanitation men. He added, "I want to say to the mayor that, if it takes more than this, there will be more coming." (On the same day that Dr. King was murdered, the AFL-CIO donated $20,000 to start off a nationwide appeal to unions for funds for the Memphis strike.)

BACK-THE-MAYOR CAMPAIGN

Determination seemed no less on the other side. A local newspaper the next day reported that the Jackson Avenue Lions Club had sent Mayor Loeb a telegram stating that the club was "standing 100 per cent behind you." The message had the approval of the Lions Club International, according to the article.

It was also reported that a letter and telegram campaign in support of the mayor was underway. Apparently it was organized very well indeed. As of that date, the mayor had received 1,809 telegrams backing his stand. Of 22 telegrams opposing,it, only seven were local. There were 307 letters favorable to the mayor. Of 56 unfavorable letters, only 14 were local. Fifteen letters of support had been received by special delivery before the regular mail delivery on that day. More than 1,000 signatures had been obtained on petitions of support for Mayor Loeb.

Mrs. Bee Clark, who heads the Western Union credit department in Memphis, said, "Everybody in town is sending telegrams. I've never seen anything like it. You would think it was the end of the world."

STRIKE SETTLEMENT

Shortly before the assassination Mayor Loeb had said,

"I'll never be known as the mayor who signed a contract with a Negro union." Until the tenth week of the strike and for 12 days after the assassination, he kept that vow.

Undersecretary of Labor James Reynolds arrived in Memphis the day after Dr. King's murder. He had orders from President Johnson to mediate in the labor dispute. There had been no attempt at federal intervention before, despite the outbreak of violence on March 28. The first Southern Regional Council report on Memphis noted the failure of "other agencies of government, state and federal, which might be expected to act toward mediation and reconciliation when a city did not." Only after murder did action come on this level, as in the Congress of the United States with passage of the 1968 Civil Rights Law, and in other matters which must have seemed to Negroes "too little, too late." Non-binding mediation had been initiated locally with the very capable help of Frank B. Miles, former labor leader and Department of Labor mediator, whose services were donated by the Memphis lumber company which presently employs him. Those negotiations had collapsed before the assassination.

Finally, on April 16, an agreement was reached. The union won recognition by resolution of the city council -- a better form than they had anticipated, as union negotiators

had previously suggested a mere exchange of letters as a face-saving device for the mayor. A contract included union dues check-off through the city employees' credit union, a good grievance procedure, and wage increases of ten cents per hour May 1 and another five cents in September. The period of the contract was 14 months. Members of Local 1733 approved the agreement unanimously. The city council vote was 12 to 1.

Memphis Negro ministers plan to continue the organization they formed to support the strike. (It was called Community on the Move for Equality, or C.O.M.E.) Mass meetings on a regular basis have been discontinued. The general boycott of downtown stores has been called off, but not the one against Memphis' two newspapers. Selective boycotts are planned, aimed at securing jobs for Negroes and business investment in the black community. A group of 1,000 Negro women is being organized to back these and other efforts.

MEMPHIS, A MICROCOSM

So, in Memphis, black people successfully asserted their manhood and dignity and won a point of justice -- but at a terrible cost. If that is the end of the matter, what will really have been proved is that in Memphis, in America, justice costs too dear -- and, perhaps, that liberty is less

likely than death. There can be little doubt that Mayor Loeb and the city fathers of Memphis were faithfully reflecting the temper of whites in their city. By many indications they were reflecting, as well, the mood of the nation.

Amid all of the racism still obvious in Memphis there were faint, hopeful signs of change. For one thing, as we have seen, some white clergymen at last were moved by the situation. For another, the Chamber of Commerce scheduled, one day after the settlement, a serious meeting of local businessmen with Negro and white ministers to talk about a large-scale program of employment and on-the-job training. Observers said that growing pressure from the business community was an important factor in moving the mayor and city council to settle the strike. In calling for the original boycott, Negro ministers had told their followers that "Loeb won't listen to you, but he will listen to the downtown merchants." In itself, the merchants' response to economic pressure may mean only the sort of tokenism which pragmatic businessmen in many southern cities have advocated, particularly on the issue of school desegregation, as the minimum change necessary to avoid economic loss. It remains to be seen, of course, whether the existing unity and determination of Negroes in Memphis

will continue, and whether political, industrial, and civic leaders have really learned anything about responding to protest or from the murder of one of America's greatest men.

The same is true of the nation. An article in the New York Times (April 14, 1968) reported that a new strategy for handling riots has been worked out by Attorney General Ramsey Clark and others, including Deputy Secretary of Defense Cyrus Vance. The method was tested in some cities during Negro outbreaks following the assassination. Both as a matter of tactical necessity ("the other side has guns") and for humane reasons, the new strategy calls for massing large numbers of law officers and troops, using tear gas extensively, but refraining from firing upon people -- even looters and arsonists. Proponents of the plan argue that this technique in fact minimizes property damage as well as deaths, although they frankly say that human life must be valued above property. It is perhaps significant that none of the disorders where the method was used developed into full-scale riots, thus saving property as well as lives.

At almost the same time, however, the mayor of Chicago insisted that arsonists are, in effect, murderers. He ordered Chicago law officers to "shoot to kill" anyone caught in the act of arson. He also ordered them to "shoot to maim or cripple" anyone looting. (New York's Mayor Lindsay

pointed out that many who were shot as "looters" in the 1967 riots were, in fact, innocent.)

It remains to be seen, therefore, in America as in Memphis, whether the ruling majority will insist on brutal measures of repression, easier in the short run, in response to minorities which protest grievances. It should be clear by now that Negroes and other minorities cannot allow present conditions to continue and, in the absence of redress of legitimate grievances, will use ever-stronger forms of protest. It should also be clear that a few, especially among the young, have despaired and, in frustration and anger, may resort to violence -- against property, if not against people.

A former mayor is fond of saying that Memphis is "always doing the right thing for the wrong reason" -- meaning that the city takes right action only when necessary to prevent a loss to its good image or economy.

It is to be hoped that Memphis has learned from its travail to respond to legitimate protest in a timely manner, to respond with dignity to citizens acting with dignity. The alternative is clear: unavoidable escalation of protest, bringing white violence against black protestors (the common southern pattern), and danger of the newer pattern of Negro violence against property, with indignity and tragedy for all.

The fundamental issues of quality education, housing, and jobs -- and the dignity of which they are part -- are not settled in Memphis or elsewhere in the nation. Memphis is America in microcosm. The sickness which led to the death of Dr. King can lead to the death of the United States. The only atonement for this murder, the only hope of national survival, is fast, full action to remedy the wrongs of racism.

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S R C Newsletter

Southern Regional Council, Inc.
5 FORSYTH STREET, N. W. ... A 30303

A Council to attain the ideals and practices of equal opportunity for all peoples in the South

FIELD ACTIVITIES NEWSLETTER
August 9, 1968

This is to say goodbye and, at the suggestion of Paul Anthony, to tell you a little about what the SRC is doing that involves my moving.

Before the end of August we Stanfields will be moving to Austin, Texas, where I am to be executive director of a new agency, the "Southwest Intergroup Relations Council." SIRC will be a counterpart in the Southwest to the Southern Regional Council. It will be multi-ethnic, its membership composed of Mexican-Americans and Indian-Americans, as well as Negroes and Anglos. It will work in an eight state region, including Texas, Oklahoma, New Mexico, Arizona, Colorado, Nevada, Utah, and California, -- roughly, those states having a large Mexican-American minority, a large Indian-American minority, or both.

The steering committee for the SIRC has made an arrangement with the SRC whereby I shall continue on the staff of the SRC for up to six months, but shall be assigned to the SIRC with an allowance for travel and related expenses. After that the SIRC will be "on its own" -- for better or for worse, for richer or for poorer, in sickness or in health.

The steering committee for the new agency envisions an eventual membership of about 300 and a Board of Directors of 50. Knowledge and experience in ethnic-group problems and intergroup relations, geographic representativeness, and ethnic representativeness will be important considerations in choosing members. Care will also be taken to assure that poor people, young people, and -- yes -- women will be well-represented in the membership and policy group. New members and Board members will be elected on nomination by a membership committee. The majority of that committee will be chosen by the existing membership on nomination by various ethnic-

group organizations. These organizations, community organizations, and institutions may join a "Cabinet of Organizations" on which the SIRC will rely for advice and consultation.

The new agency will be incorporated in the State of Texas and will locate its office in Austin, at least for an interim. (The steering committee left open the possibility of moving to a city more central to the region at a later date.)

Much of the credit for instigating this new agency must go to Professor Joseph P. Witherspoon of the University of Texas School of Law. Mr. Witherspoon is a distinguished legal scholar and teacher. He is also a community leader in Austin. Among other things, he has been instrumental in securing an effectively-structured Community Relations Commission in Austin and in getting reforms in the local police department. He has made himself an expert on civil rights law and its enforcement. It was Professor Witherspoon who convened an ad hoc committee, which in turn selected a steering committee, for a Southwest Intergroup Relations Council.

Other members of the steering committee are:

--Mario Obledo, recently selected as General Counsel for the new Mexican American Legal Defense Fund, San Antonio, and formerly Assistant Attorney General of Texas;

--The Reverend Henry J. Casso, San Antonio, Civil Rights Chairman, Texas League of United Latin American Citizens (LULAC);

--Mrs. Lorella M. Salazar, Bernalillo, New Mexico, an employee of the Sandia Corporation (industrial relations) and formerly head of the Albuquerque office of Senator Anderson of New Mexico;

--R. P. (Bob) Sanchez, McAllen, Texas, Labor and civil rights attorney, and leader in the American G. I. Forum;

--Clarence A. Laws, former executive secretary of the Texas NAACP, now Regional Director for Civil Rights, Department of Health, Education, and Welfare, Dallas;

--The Reverend C. William Black, San Antonio pastor;

--John B. White, President of the Oklahoma Equal Opportunity Association, Oklahoma City;

--T. D. Armstrong, Galveston, Texas, businessman;

--The Reverend Charles E. Sanders, Secretary of the Original Cherokee Community Organization, Stilwell, Oklahoma;

--Stuart Trapp, Legal Counsel, Original Cherokee Community Organization, Tahlequah, Oklahoma;

--Vine Deloria, past executive director of the National Congress of American Indians, and now a law student at the University of Colorado in Boulder.

--William Canby, Peace Corps Director in Uganda, 1964-66, and now Professor of Law and Director of the Office of Indian Law, Arizona State University, Tempe, Arizona;

--Robert A. Beer, president of Robert Beer and Company, Realtors, and Vice-President of the Dallas Real Estate Board.

While we leave Atlanta with reluctance and certainly will miss our associates here, I am excited, of course, about the possibilities of the SIRC.

Our home address, after August 26, will be 2801 Silverway Drive, Austin, Texas 78757.

--Edwin Stanfield

The Southern Regional Council, Inc.

--Prepared for presentation to the Atlanta Commission on Community Relations, February 23, 1967, by J. Edwin Stanfield, Director of Field Activities, Southern Regional Council.

Paul Anthony, Executive Director of the Southern Regional Council, has asked me to express first of all our good wishes to the Atlanta Community Relations Commission and our full support of it. We are pleased that the city council has provided the Commission, believe that the choice of its members bodes well its future, and stand ready to give any assistance we can to make its work successful.

We appreciate the opportunity to describe briefly the Southern Regional Council, its program, and the resources it can make available to the Commission. We appreciate, too, the invitation to offer suggestions about the work of the Commission. On the latter point, however, we are confident that the members and staff of the Commission are well aware of the problems and opportunities they face, and it would be presumptuous of us to attempt to enlighten the Commission about conditions and needs of which it is well-informed. Suffice it to say that we will be happy at any time to consult with the Commission or its staff about any particular concerns or problems in the city's intergroup relations.

The Southern Regional Council is a regional agency, its primary program consists of research and publication, and such action projects as we conduct (which I shall describe briefly)

are carried out largely through other agencies--including the state and local councils on human relations which are closely associated with the S.R.C. For these reasons it is necessary to point out that there are limitations on the extent to which we can devote our efforts and resources to any one city in the region. However, we are conscious of our citizenship in Atlanta and we want to be responsible citizens, not only from a sense of obligation, but also because we look hopefully to Atlanta as the hub of the South to fulfill its promise as an exemplar of good community relations for the whole region.

The Southern Regional Council has offices in Atlanta since it was chartered in 1944. Among the incorporators were Ralph McGill, then editor of the Atlanta Constitution, and Dr. Rufus Clement, who is still president of Atlanta University.

The foundation stones of our program are research and the publication of information. We consider our library and research staff chief bulwarks against easy answers and facile slogans. We are proud of our reputation for objectivity and as a reliable source of information. We are committed to a just society in a South in which people of all races and backgrounds may have equal opportunity and may live together in openness and dignity. To achieve this goal we rely heavily upon research and the persuasive force of education to inform our skills of community organization.

We innaugurated and work closely with councils on human relations in ten southern states and their local affiliates.

We serve as the secretariat for the Southern Interagency Conference, which links together for mutual counsel and coordination most of the agencies working in intergroup relations in the South. These range from the more militant civil rights groups through the service agencies of various church groups and the YWCA.

The Commission may be especially interested in five special projects which we are currently carrying out:

The Voter Education Project is a program of voter registration, citizenship education, and leadership development designed to enable minority group citizens to participate in the whole political process.

The Labor Project seeks to inform labor leaders about social change in the South and to help them relate to it constructively.

The Community Organization Project provides technical assistance to organizations of the poor and of Negroes to improve the conditions under which they live and includes such endeavors as credit unions, marketing cooperatives, purchasing cooperatives, cooperative business and industry, and neighborhood improvement organizations.

The Project in Crime and Corrections wrestles with problems of criminal rehabilitation, prision administration, and juvenile deliquency.

The Housing and Urban Planning Project seeks to get considerations of good human relations included in urban planning, works for

good housing and non-discrimination in housing opportunities, nieghborhood stabilization, and the like.

This outline is not exhaustive, but is indicative of our current program concerns. I can assure you that you will find us responsive to any call for assistance from our resources of knowledge and knowledgeable staff persons.

SOUTHERN REGIONAL COUNCIL, INC.
5 FORSYTH STREET, N.W., ATLANTA 3, GEORGIA

MEMORANDUM June 9, 1967

To: Pat Watters, Bob Anderson, Glenda Bartley, Jim Wood, Emory Via, Vernon Jordan and Marvin Wall, Ed Stanfield, John Boone, and Moreland Smith.

From: Paul Anthony

- : -

You may recall our meeting in early May at which it was agreed that you would prepare program reports for the first six months of the year. This would be a very brief report similar to the ones done last year; to be sent to the Members of the Council and a few others. These reports created a great deal of interest last year, and I think they will again this year.

I would appreciate having these reports as soon after July 1st as possible, and would hope to have them in the mail by July 15th.

Also, as we discussed, I would appreciate a second report from you with any comments you have at this time about:

(1) Major program and policy questions which staff should begin considering, and which should in time come before the Executive Committee;

(2) Any future needs in the way of staffing and money for your work in the future;

(3) Emphases which your departments should have in the future and if, indeed, your work should be continued after 1968.

We may have a major portion of the Annual Meeting in November devoted to a discussion on the future of SRC. If so, we shall need a very specific agenda incorporating the staff's opinions on questions, as well as answers.

We will definitely have a meeting of the Executive Committee to consider these matters sometime during the winter. At the moment, I hope this can be a special meeting of the Committee of two days duration -- perhaps somewhere away from the office.

The first of our evening dinner meetings will be at Moreland's home on Monday, June 19th. Cliff Campbell, and perhaps others of the Ford Foundation will be invited to attend. Incidentally, Campbell will be here on Monday and Tuesday, June 19th and 20th. I hope you will be available during that time.

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URBAN PLANNING PROJECT

January-June, 1967

In the first six months of 1967, the Urban Planning Project has continued its contacts with the Department of Housing and Urban Development - Federal and Regional Office, as well as six local communities selected by the Department of Housing and Urban Development - Regional Office. From the six community's study of housing, planning and renewal programs, the following publications were produced:

1. Neighborhood Stabilization: A Program
2. A Home of Our Own
3. Mr. Mayor - Slum Ghettos in Your City
4. Neighborhoods Where Human Rights Begin
5. A Guide to Programs for Better Homes and Neighborhoods
6. Atlanta Residential Patterns: A Map
7. Blueprint for Segregation: A Survey of Atlanta Housing

The distribution and reception of these publications would indicate that their use is of value. As a matter of fact, we are forced to consider the possibilities of reprints.

Number 5, A Guide to Programs, was circulated to 2,000 individuals with the request that comments and suggestions be submitted to us anticipating a rewrite. This revision is in the process and we hope to have this published by September. From

the questions that come in from the field, and the indications of our field investigation, would indicate that this publication should be useful and effective. If this does not prove to be the case, we must find ways to implement it.

The Urban Planning Project has continued to serve as a resource on housing and urban problems to various organizations in about 16 communities. We have furnished consultants to Houston, New Orleans, and more particularly, to Atlanta. It is hoped that through this dialogue our cities will more forcefully approach their planning with greater attention to equal opportunity for all citizens.

The Urban Planning Project has furnished architectural consultation to the Crime and Corrections Project, and this work is covered in the report of that Project.

In addition to two trips, (Kentucky, and Washington, D.C.), taken in the interest of the Crime and Corrections Project, several trips have been undertaken to Washington, D. C., to council with the Department of Housing and Urban Development - National Office; several trips to Ft. Lauderdale and two trips to Houston continuing our advisory capacity to these cities. It was interesting to work with the Voter Education Project concerning Ft. Lauderdale; and although this did not come out the way either of us wished, we feel that the unity and awareness

developed will bear fruit in Ft. Lauderdale. It was revealing also as to the dedicated, committed opposition the Southern Regional Council is up against in trying to develop urban planning techniques for all citizens.

The Houston Council on Human Relations, has done some excellent work in producing a thorough study on housing in preparation for programmed work on neighborhood stabilization. It was in connection with neighborhood stabilization that the Urban Planning Project forwarded the outside consultant. Houston has a unique problem, in that, it is a large city with no zoning. However, this has not divided the Houston Council on Human Relations' very fine committee on housing to forge ahead in an excellent effort.

The Urban Planning Project is carrying on a continuing consultatation with the Georgia Mental Health Director, trying to effect better integration of Mental Health Services at the local level.

Several regional and national organizations have sought advice from the Urban Planning Project, and these contacts should prove mutually constructive.

For the future, we will continue to be consultants to communities and organizations, insofar as time will permit. It is

quite apparent that as necessary as "do it yourself" publications are they will not do the job alone. "Advocacy Planners" of things and doing for the disadvantaged neighborhoods are the missing element. The Southern Regional Council can be, and is trying to be of some help in this connection.

The Urban Planning Project is also continuing to forward a metropolitan master plan pilot study in the Southeast.

NOVEMBER 1968

PROFILE OF ROBERT A. THOMPSON
1850 Penelope Road, N. W.
Atlanta, Georgia

Born: Pocahontas, Virginia - July 14, 1910

Marital Status: Married, One Daughter

Education

Elementary and High School - Lynchburg, Virginia
Morgan State College, Baltimore, Maryland - B.S. Degree, 1932
Atlanta University, Atlanta, Ga., - MA Economics, 1937
Atlanta University, Work in Sociology and Statistics, 1938-40 and 1946-48
Georgia Tech - Institute in City Planning, Two Weeks - 1965

Employment

A. Present - Department of Housing & Urban Development, Deputy Assistant to Regional Administrator for Equal Opportunity, January 1968 - to date

B. Prior - DHUD, Assistant to Regional Administrator, Region III, Atlanta, Ga. May 1964 to January 1968
Atlanta Urban League, Executive Director, 1960-1964
Atlanta Urban League, Housing Secretary, 1942-1960
Atlanta Housing Authority, Director Population Mobility Survey 1938-1942
National Reemployment Service, Interviewer, Atlanta, 1936-1938
Atlanta University, Instructor of Statistics, 1938-1940 and 1946-1948

Veteran Status - June 1943-December 1945 - Honorable Discharge - U. S. Army Tech/Sgt.

Organizational Affiliations

A. Present - Board, Mutual Federal Savings & Loan Assn. 1958 to date
Board, Imperial Management Corp. 1967 - to date
Community Chest 1965 to date
Carrie Steele Pitts Home, Board Member, 1960 to date
Advisory Board, Holy Family Hospital, 1966 to date
~~Atlanta Committee for Community Action,~~ 1958 to date
First Congregational Church
Board, Atlanta Urban League, September 1968 to date
N.A.A.C.P.
Civil Air Patrol

B. Former - Big Brothers
Community Planning Council

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Publications -

Published - Housing and Minority Groups, Univ. Calif. Press "Atlanta & Birmingham" A comparative Study in Negro Housing, 1960. Sponsored by Commission on Race and Housing

Phylon - Atlanta Univ. Press - "Demographic Trends in Population Movements," 1959

Unpublished -
1. "Assets of Nonwhite Financial Institutions" 1957, 1964, 1965
2. "Some Indices of Farm Land Owned by Negroes in the Eighteen-County North Georgia Area 1940,1950,1960"
3. "A Suggested Proposal for the Development of the Atlanta University Area, 1955
4. Some Observations About Minority Housing in Atlanta, Ga. May 1964
5. Proposal for Rehabilitating and Redeveloping Business in the Auburn Avenue Area, 1959.
6. Years of School Completed by Persons 14 years old and over in the State of Georgia and Metropolitan Atlanta, 1960.
7. "Let's Talk Business," A Proposal Submitted to the Ford Foundation, July 1962.
8. Recommend Proposals for the Changes in the Servicemen's Readjustment Act of 1944.
9. Consumption of Gasoline and Oil by Negroes in Five Census Tracts of Atlanta, 1937.
10. Consumption of Gasoline and Oil by Negroes in Lynchburg, Va. 1938.
11. An Analysis of the Distribution of Telephone Subscribers in Metropolitan Atlanta, May 20, 1939.

C. Master's Thesis

A Statistical Study of Occupations of Native Whites, Foreign Born Whites, and Negroes, From 1890 - 1930.

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X WHEELER, JOHN
PRESIDENT SRC

PROPOSAL

FOR

A HOUSING

AND

REGIONAL DEVELOPMENT PLAN

FOR

ATLANTA

Submitted by
THE SOUTHERN REGIONAL COUNCIL, INC.

5 Forsyth Street, N. W.
Atlanta, Georgia 30303

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A Summary and Introduction

Section A: Proposed Immediate Steps on the Immediate Problem: Housing Discrimination and Low-Cost Housing Shortages

(This is a recommendation for a second Mayor's Conference on Housing; its advance preparations; its program; and its follow-through.)

Section B: Atlanta as a Potential American Pace-Setter in Multi-Dimensional Regional Planning: The Southern Regional Council-Doxiadis Associates Discussions

Part I. Proposal for a Southeastern Study. (This is a paper which was submitted by the Southern Regional Council to Doxiadis Associates, Inc., outlining the Council's thought on what an Atlanta-centered regional study should involve.)

Part II. Proposal to the Southern Regional Council. (This is a paper which Doxiadis Associates, Inc., submitted to the Southern Regional Council in response, defining proposed objectives and estimating the cost of the feasibility study at approximately $15,000.)

Part III. About Doxiadis Associates (Business Week cover story on Constantinos A. Doxiadis and his firm's work; news release on Dr. Doxiadis' receipt of the $30,000 Aspen Award in Humanities in 1966; biography of Dr. Doxiadis; excerpts from the Doxiadis book Architecture in Transition; other printed materials.)

Part IV. About the Southern Regional Council. (This is a statement of the role which the Council believes it should fill in the changing South of today; a suggestion of its resources; and the reasons for its interest in an Atlanta-centered regional plan.)

Section C: Atlanta Housing Study

(This report by the Southern Regional Council published early in 1967, in part parallels reports made for the Community Improvement Program and the National Committee Against Discrimination in Housing.

(Its additional dimension is important, however. It was written by a former newspaperman, a Negro whose research included many weeks of interviews and who has been the first Negro resident on one of Atlanta's all-white, middle-class streets. Its assessment of the how of housing discrimination in Atlanta is especially important in any consideration of how the city might end the practices of the past and present.)

Section D: Reports and Editorial Comments

(Wall Street Journal report on how anti-discrimination programs are working, and why many are not; initial Atlanta church interest in eliminating housing discrimination; Atlanta Journal and Constitution comments on the need for breaking up ghettos and stabilizing transitional neighborhoods; legal developments in the housing field.)

A Summary and Introduction

This report is founded upon a concept of Atlanta as a new kind of city, new in more than modernity.

It proposes first steps toward tying Atlanta more directly to its trading area, covering most of North and Middle Georgia, in a co-prosperity plan. This would entail extensive economic analysis and regional planning of a kind not previously undertaken. Preliminary discussions have been held with Doxiadis Associates, international planning firm, toward this end. (See Section B.)

This report also calls for a new phase in Atlanta's attack upon its immediate problems of housing, including a second Mayor's Conference on Housing. (See Section A.) We do not regard housing as Atlanta's only big problem, nor do we see it as an isolated problem. We see it as an immediate and critically serious obstacle to what Atlanta can be as a regional and international city.

Solution of the housing problem has become the "that without which" of Atlanta's forward movement. In Section A, we propose next steps for elimination of housing discrimination and shortages of low-cost housing, especially for Negroes.

It is essential that Atlanta begin to plan its future not just in terms of the present city area, or just in terms of its five-county metropolitan area. Even a hasty analysis of its housing problem leads immediately to questions about

the location of jobs, the route of transportation lines, the development of suburban concentrations that are actually more urban than suburban, the means of properly distributing community services -- questions of how a city may develop with maximum efficiency and maximum concern for human needs. These questions, in turn, lead to the conclusion that Atlanta's development must be coordinated with the development of a large surrounding area, substantially beyond its immediate five counties.

(Already the Forward Atlanta program is feeding benefits out to that broad area. Already the trends in those counties are having heavy, constant impact upon Atlanta itself.)

Where should Atlanta-region heavy industry be? Where should low-skill jobs be? Where should the housing for people in those jobs be? Where should new satellite cities of commuters be? Where should new schools, parks, feeder bus lines and sewers be? Where should new community colleges and technical schools be?

These are questions that cannot be separated from more urgent and potentially explosive questions about how Atlanta is to bring more of its ghetto poor into the mainstream, with adequate jobs and housing, and with dispersal throughout the metropolitan area.

For that reason, our proposal is in two parts. It might be called short-range and long-range; but those descriptions

would not be quite accurate, since we believe both parts must be undertaken now, and the two parts are not separable.

WHAT SRC'S ROLE WOULD BE

We outline suggestions in Section A for a second phase in the Mayor's attack upon housing problems. The Southern Regional Council could provide assistance with information and planning aspects, as indicated. We also could provide limited manpower and funding: for example, to enable the proper agency to employ two knowledgeable persons for three months, perhaps obtaining them through the U. S. Conference of Mayors; and funds for limited program needs in connection with the undertaking.

In Section B, we note that a regional plan feasibility study by Doxiadis Associates would cost approximately $15,000. We believe these funds should be found locally, and we would undertake to help with that in any way feasible.

The Council's staff also would be ready to provide limited services of a research, advisory and secretarial nature from time to time for the undertaking outlined in both Sections A and B.

The Council's concept of its own relationship to these basically local endeavors is further set forth in Section B.

Urban Planning Project
Southern Regional Council
August 24, 1967

"The South will have less trouble coming to a new philosophy because it has neither the time nor the means to fuss with the in-between."

Frank Lloyd Wright

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(Its additional dimension is important, however. It was written by a former newspaperman, a Negro whose research included many weeks of interviews and who has been the first Negro resident on one of Atlanta's all-white, middle-class streets. Its assessment of the how of housing discrimination in Atlanta is especially important in any consideration of how the city might end the practices of the past and present.)

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the location of jobs, the route of transportation lines, the development of suburban concentrations that are actually more urban than suburban, the means of properly distributing community services -- questions of how a city may develop with maximum efficiency and maximum concern for human needs. These questions, in turn, lead to the conclusion that Atlanta's development must be coordinated with the development of a large surrounding area, substantially beyond its immediate five counties.

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Urban Planning Project
Southern Regional Council
August 24, 1967

DATA

on

PARTICIPANTS

OTHER THAN

SRC Staff

Profile of Leon S. Eplan

Born: Atlanta, Georgia

Marital Status: Married, three children

Education:

Elementary and public schools - Atlanta, Georgia

Graduate of Emory University - Atlanta, Georgia

Graduate Degrees in Sociology from the Universities of Tennessee and North Carolina, respectively

Advance studies at the University of London, School of Economics.

Employment:

Presently, Vice-president and partner of Eric Hill Associates, Inc. Community Planning Consultant of Atlanta and Winston-Salem, North Carolina.

He has prepared comprehensive plans, central business district studies, economic development analyses, urban renewal and housing reports, zoning and subdivision regulations, airport plans and related studies for public and private clients.

He participated in the preparation of the economic feasibility studies for the new Atlanta Stadium, investigating the housing requirements for the fast growing Orlando-Cape Kennedy Urban Complex, has worked on the problems of several depressed area communities, including work for the Appalachian Commission, and is engaged in the planning of Atlanta Rapid Transit System.

He is presently working on the Model Cities Program in Atlanta and Gainesville, Georgia

Professional and Political Affiliations

Served as President of the Georgia Section of the American Institute of Planners, and is currently vice-chairman of the Southeastern Chapter of the Institute.

Vice-chairman of the Fulton County Democratic Party.

Sits on the Southeastern Board of ADL, as well as the Alumni Council of Emory University.

PROFILE OF DAVID E. EPPERSON
7158 Tilden Street
Pittsburgh, Pennsylvania 15206
412-441-5634

Born: Pittsburgh, Pennsylvania, March 14, 1935

~~Marital Status:~~ Married, One Daughter

Education:

Donora Public Schools

University of Pittsburgh, School of Liberal Arts (Political Science-International Relations)

University of California

University of Pittsburgh, Graduate School of Social Work, M.S.W. (Group Work and Community Organization)

Social Work Experience

April 1965 to Present, Community Action Pittsburgh, Inc. (Formerly Mayor's Committee on Human Resources, Inc.), Director of Operations, Deputy Director

April 1964-April 1965, Equal Educational Opportunities Program, University of Pittsburgh, Coordinator

September 1963-April 1964, Homewood-Brushton Citizens' Renewal Council, Group Work and Community Work

September 1962-June 1963, The Kingsley Association (Settlement), Group Worker

Pittsburgh YMCA (Centre Avenue Branch) Clerk-Group Worker

Veteran Status

1954-58, S/Sgt., United States Air Force

Professional Affiliations

National Association of Social Workers

National Association for Community Development

American Society for Public Administration

Field Instructor, Graduate School of Social Work, University of Pittsburgh

Organizational Affiliations

Young Men's Christian Association, Pittsburgh Board Member

National Association for the Advancement of Colored People, Pittsburgh Branch

Urban League of Pittsburgh

American Civil Liberties Union, Local and State Board Member

Negro Educational Emergency Drive, Vice President

University of Pittsburgh, School of Arts and Sciences Board of Visitors

Number 56 F. and A.M.

Member, Baptist Church

Special Awards and Activities

Participant in the First YMCA International Work Camp-Seminar Istanbul, Turkey, 1960

Attended World Alliance of YMCA's, Geneva, Switzerland, 1960

Awarded International YMCA's World Service Worker Fellowship, Hong Kong, 1961 (Community Development)

Member of Urban America, Inc. European Tour of New Towns, 1968

Travel Experience

Extensive Domestic and Foreign Travel

...

UNFINISHED BUSINESS

BY ROBERT J. NASH, AIA
A member of the AIA Task Force addressing itself to Whitney Young's Portland convention speech, the author practices architecture in Washington, D.C.

A Black Architect Speaks Frankly

The black problem in this country is no longer a white problem. It is a black problem.

This is not to say that white assistance, both economic and political, is no longer relevant. White assistance is not the issue; the issue is the form and spirit in which that assistance is offered.

Whites can no longer be the paternalistic, stumbling, confused stepparents of blacks. Blacks, in turn, are now at the point where it is necessary for them to take a massive, collective, objective look at themselves. The first step toward the solution of the black problem must be an accurate definition of that problem—with black people doing the defining.

This is novel. And it is difficult, for whites have diluted the true definition of the problem to such a degree that it becomes impossible for blacks to maintain a black focus. White people do not understand that their simple presence at a meeting of Negroes can throw askew the very objectives of the meeting.

They have never had to understand the problem of being a black man in the United States of America. The problem, to be sure, traces back not to just the beginning of slavery here but to slavery abroad as well. White domination of blacks is not unique to this continent. England subjugated many classes and cultures in the name of British expansionism, better known as imperialism.

But if the American white man can claim credit for anything new it is certainly his invention of psychological slavery and its end-product, the American Negro.

The best way to keep the black race in slavery, the white man felt, was to add to the guns and chains a deliberate process that would make these once proud people believe they were—and the conditioning extends to this day—no better than slaves. The dehumanizing process began with the slaveowners' forcing of the blacks to identify with slavery as a way of life.

The results of this inculcation still linger in today's urban ghettos. Through a very long history, the black man sees himself not as a man but as a slave. Obviously, euphemisms becloud essences, and black people are now, nominally, "second class citizens," but it all suggests to me that "a rose by any other name smells just as sweet!"

The no-more-than-a-slave attitude has had a devastating impact on blacks in this country. The physical separation of black men from their wives and families was slavery's crowning cruelty. And slave children were prepared for this in the only possible way; they were indoctrinated in the system, a system which branded blacks as slaves whose own lives were clearly secondary to their owners' economic needs and comforts.

The owners were white, of course, which meant that if you were black, and you enjoyed some freedom from abuse, you were regarded as "white," or something akin to it, because whites took no abuse. They only dished it out.

And the dishing out and subjugation continued after slavery. Relentless in both application and form was the brainwashing. Some of it was pretty bald, like the Jim Crow segregation laws which in no uncertain terms let black people know they were Nature's undesirables. The voting system, on the other hand, was the ultimate in subtlety. But the product of the system was elemental mathematics: It took roughly five men to equal the vote of one white man.

Blacks survived, however, and developed a synthesized culture that intwined a faint African heritage with the "culture of slavery." They survived with what was left over, the second-hand articles Charlie could no longer profit from. Even soul food originated this way. We didn't invent chitterlings; they were made from one of the few parts of the hog that the "man" felt he couldn't eat.

Soul food was but one part of a subsumed culture that was influenced and coerced by a white noose ever present on the perimeter. But the mental enclosure that white people developed to keep us in our place was only the beginning. The next step was to augment the mental encampment with a physical one—the ghetto.

The black ghetto is white-circumscribed in more ways than one. "As whites quietly exit to the comfortable suburbs," Floyd McKissick has pointed out, "they do not relinquish the economic control of the ghetto; they maintain control of the city agencies and the political scene." White political and economic power is never released when whites flee to the suburbs; the "niggers" from whom they flee are not allowed to exercise *any* political or economic power over the very ghetto in which they live.

Many of the key political positions in the cities are still filled by white people who are not directly responsible to the ghetto blacks. And since the blacks cannot directly influence their own destinies, the result is deepened physical and mental entrapment in a predicament from which they know there is no escape. All that is flaunted in black faces are white exploitative merchants who form the constant reminder that everything black people have, or need, or want, *has* to come through Whitey.

Still, whites will find it difficult to understand and fully appreciate the ghetto problem. Trying to think as blacks won't help. They will achieve an appreciation only as whites thinking as whites and responding as human beings.

It's tough, and what may be tougher is that whites have to understand that *any* role they play in rebuilding and planning for black ghettos has to be defined by black people! Whites can participate, but no longer at the leadership or decision-making levels to which they are so accustomed.

We hear it said that whites cannot plan for blacks. It is a statement that has a basis in fact, the fact of white indifference to the culture and lifestyle of blacks.

Continued on page 94

There are many differences between the way urban blacks and urban whites live. Blacks don't need or want private psychiatrists, resorts, country club memberships, much less those pedestrian malls and parks that planners and architects always feel we should have.

Blacks don't need trips every summer, a winter and a summer house. We aren't hung up about tennis courts and golf courses planned into our neighborhoods; we don't live that way. You do!

Nor are we hung up about grand theaters, cinemas and operas. Not that anything is wrong with these, but because our communities should not have these things built in just because that's what Charlie does.

Black people want livable communities that have a decent core of housing, jobs and education. As a matter of fact, black people aspire to the American dream *more* than white people. Their only flicker of hope for survival is that out of these slums and decay must come *something* better.

White apathy toward the culture, lifestyle and the many and grim problems of blacks is due to a variety of causes, but there is one factor that sticks out above all others: White people have never had to understand black people because they had no reason to *fear* black people.

Whites woke up one morning and found their cities peopled with blacks—the realization of a nightmare! Now that we have become a real threat to the economic power of the "man," he feels he has to use the theory of inclusion on us. He would include us in the planning, rebuilding and development of *our* communities.

Has it ever occurred to him that we don't want to be included, that all we want is what every other ethnic group in this country has had: control—political, economic and cultural control. With control, we might talk of "including" him!

The architectural profession has much to understand about the black crisis and how we as a profession can respond to it. Again, certain causative factors bequeathed by history have to be acknowledged. We were trained in the credo that ego is more important than human commitment, and we have had a long record distinguished by self-expressionism rather than human accommodation.

But the direction the profession can move toward is more important than the distance to be traveled if architects are seriously intent upon being relevant to the problems of black people.

Architects must recognize certain political realities that exist in any community. Politics, people and architecture are, in fact, integral components, and their relationships must be understood by white architects. Design for a black culture or lifestyle is not *the* problem, not in the light of the inability of this country's planners and architects to satisfy the *fundamental human needs* of black people—good housing, decent jobs, adequate income, etc. Architectural design is a level of sophistication applicable to those who have already had their fundamental needs met.

The relationship white architects have to black communities ought to be a positive, redefined one in which white architects are hired (or volunteer) on black peoples' terms. I would recommend the following as essentials for white architects:

1. Understand thoroughly the politics of a community and its various planning agencies, educational systems, city hall, etc. It is impossible to recommend any positive positions to a black community unless you are aware of its political problems.

2. Make available your technical services to black community groups interested in improving their circumstances. Many black groups simply have no technicians to make drawings and give presentations.

3. Support financially those community groups which do have black technical help but need funds to retain them.

4. Lobby and do research as an architectural/political bodv to effect changes to those laws and regulations which exploit people in the black ghettos. The AIA could be extremely instrumental in this area. Existing housing laws, FHA regulations, zoning and building codes could undergo architect evaluation with a view toward modifications to make them more responsive to the ghettos.

The AIA is a vehicle for the collective activity of individual architects. Certainly the Institute, both nationally and locally, could become the main vehicle for channeling white architects into the urban ghettos while, at the same time, maintaining a national drive to change those laws and regulations that exploit urban blacks.

The question of white involvement in black ghettos is no longer one of automatic black acceptance. Black people are now beginning to demand responsiveness of white experts who seek to "prey" upon them. The white architect can convince apprehensive blacks of the sincerity of his commitment, however—but only after he has convinced himself of his sincerity.

As architects, we work with design criteria. In many cases, we have done a very good job, and it is because of this that there is reason to believe we can do a better job in serving the ghetto—provided that we have appropriate design criteria. In the past, this has not been so, but it had better be true soon lest the flames of "Burn Baby Burn" assume holocaust proportions.

At this very moment, blacks are establishing their own "design criteria," a good portion of which dictates who is to do what and when. Obviously, these standards will insist on maximum involvement of blacks, from layman through professional. This is but one element of the insurance policy against the distrust that has mounted over centuries.

The rebuilding of our urban ghettos is probably the largest architectural task to be faced by the 20th century. A multidisciplinary team will be required to do the job. We will need sociologists, psychologists, urbanologists, etc.

But these specialties are only adjuncts to the true core of the kind of planning team necessary—a core constituted of team members who have readily available data about the real problem; team members who have lived the lifestyle, tested past systems and approaches and identified the flaws; team members who are prepared to suggest solutions that are real and meaningful.

It is essential that these knowledgeable community residents be included from the start of planning, because it is from them that the criteria for "planning and building for people" will come.

"Community participation" has become an empty slogan in most poverty programs. Its meaning is vapid now because of the lack of sincerity on the part of its users.

We as architects must use the phrase genuinely for it is the demands of the community that truly form the "guts" of our design criteria. □

PROFILE OF JOHN ALBERT PARKER (JACK)
219 Ransom Street
Chapel Hill, North Carolina

Profession: City and Regional Planner

Born: Kentville, Nova Scotia, Canada

Marital Status: Married, two sons

Education

University of British Columbia, 1926-27, S.B. in Architecture

Massachusetts Institute of Technology, 1932; Masters in Architecture, 1934;, Master of Regional Planning 1946.

Experience

Head, Department of City and Regional Planning, University of North Carolina, since 1946.

National Capital Planning Commission, Washington, D.C. 1964.

U. S. Agency on International Development, 1962; Central America, 1963.

Consultant, on Planning Education to Central Mortgage and Housing Corporation, Ottawa, Canada 1949.

Research Professor, Institute Research Social Sciences, 1946.

Community Planner, Tennessee Valley Authority, 1946

Head, Division of Planning, Rhode Island School of Design, 1945-46

Director of Lowthorpe School of Landscape Architecture, 1936-45

Worked in Architectural Office in New York and Boston, 1932-35.

Organizational Affiliations

Member, American Institute of Planners
(a) Member, Board of Governors, 1953-55
(b) Chairman of Membership Committee, 1954-55

Director, American Society Planning Officials, 1961-64

Member of A.I.A. (Honorary Member, N.C. chapter)

Member of the Town Planning Board, Chapel Hill, N.C. 1947-50

Vice Chairman, State Capital Planning Commission, 1963-65

Deutsche Akademic Fur Statebau und Landesplanung.

Publications

Utilizing University Resources in the Education of Planners, 1948

A Permenant State Planning Board of North Carolina, 1949

Planning Education in Canada, 1950

The University as an aid to local planning, 1952

Co-author

Strategy for Development, 1964
Urban Research in the South, 1955
Urban Growth Dynamics, Roles of the Planner in the Piedmont Industrial Crescent, 1962

Project Director:
Soviet Theory and practice in City and Regional Planning, 1952-54

SMITH, WALTER L.

Director

LOW INCOME HOUSING DEVELOPMENT CORP.

Durham, North Carolina

Formerly with F.H.A., now with LIHDC which is a "spin-off" of the North Carolina Fund, created to stimulate Low-Income Housing in North Carolina. LIHDC has carried on research in construction methods and evaluation; a rehabilitation study; new developments; various analyses; 3-city study; Handbook on Low Income Housing Development; Experimental Projects in Greensboro, Raleigh, Chapel Hill, Winston-Salem, Charlotte, Fayetteville, Tarboro, Lumberton, Rockyingham; Management Study; Rural Housing Study.

SECTION B - PART IV

ABOUT THE SOUTHERN REGIONAL COUNCIL

THE SOUTHERN REGIONAL COUNCIL, INC.

Since its founding in 1944, by a group of eminent Southerners, (including Ralph McGill, Benjamin Mays, Arthur Moore, Rufus Clement and Leonard Haas, of Atlanta, Georgia), the Southern Regional Council's fundamental interest has been racial relations. Its methods have been and basically continue to be research and information.

In its earliest phase, much of its work was simply emergency effort to maintain communications between the separate segments of Southern society and to try to eliminate immediate racial oppressions and adjust immediate racial conflicts. Even in the 1940s, however, a substantial part of its attention was addressed to underlying causes, especially the problems related to rural poverty (such as outdated agricultural economics and the degrading influences on human development of such practices as share-cropping.)

The Southern Regional Council still deals with many of these older problems (for example, recently, the problem of hunger and malnutrition in rural counties and the lack of full Negro participation in democratic processes through exercise of the ballot.)

The Southern Regional Council's focus, however, has necessarily changed as the South has changed and the nation has moved toward solutions of some of the most pressing problems of racial discrimination. Today, the

Council has a staff of forty-five persons in its offices at 5 Forsyth Street, Atlanta, and an annual budget of more than $1,000,000. A number of its staff members are authorities on particular problems: a former federal prisons official directs a project which encourages Southern states to improve their prisons; the Council employs psychiatrists, sociologists, economists, educators, physicians and others to work on a wide-range of Southern problems; and in 1966 it established an Urban Planning Project, headed by a former Alabama architect and planner, Moreland Griffith Smith.

It is no longer possible, if it ever was, to deal with the South's problems (which are increasingly the same as every other region's) as if they were one-dimensional "racial problems." Nor is it possible to deal effectively with problems of poverty solely by direct effort to relieve immediate symptoms (of poverty), or with problems of housing simply through encouraging more construction. The Southern Regional Council is intensely aware that it cannot fulfill its unique role in the South without full involvement in many "non-racial" problems that affect human lives. Today it is also apparent that rural and urban problems are inextricably intertwined. Neither can be solved by piecemeal approaches to housing alone, poverty alone or "racial relations" alone.

Since the Southern Regional Council's interests are regional in scope it has not usually attempted to concen-

trate on the interests of any one city or metropolitan area. In making the attached proposals for Atlanta the Council seeks an opportunity to help move the South's leading city forward to become a pace-setter in the solution of basic urban and suburban problems. In this way, concentration upon one metropolitan area may serve to help other cities meet their problems by emulation. The Council believes Atlanta has the kind of leadership which might break new ground for the whole nation.

Atlanta is "a new kind of city," planner Philip Hammer said almost two decades ago, and today those words are virtually a motto for the city. Atlanta can do what most older big cities cannot do, Frank Lloyd Wright has said to Southern Regional Council representatives, because it has less to "undo." For these and other reasons, Atlanta attracts the attention of such international urban planners as C. A. Doxiadis. They, too, see that Atlanta can be "a new kind of city," if it will be.

The Southern Regional Council sees its role in these proposed undertakings as supportive and catalytic. It could assist such local agencies as the Atlanta Chamber of Commerce, the Metropolitan Planning Commission, the Council of Metropolitan Governments and others. It would hope to continue throughout to play a substantial supportive, background role, rather than a primary role, because it believes Atlanta itself has more than enough good leader-

ship and community resources to truly make this "a new kind of city" and a city that attracts international attention because of pioneering with regional development grounded in basic human concerns.

RAYMOND M. WHEELER, PRESIDENT
JOSEPHINE WILKINS, VICE-PRESIDENT
C. G. GOMILLION, VICE-PRESIDENT
LUCIUS H. PITTS, VICE-PRESIDENT
VIVIAN W. HENDERSON, CHAIRMAN, EXECUTIVE COMMITTEE
JOSEPH HAAS, COUNSEL
GEORGE H. ESSER, EXECUTIVE DIRECTOR

Southern Regional Council, Inc.
52 FAIRLIE STREET, N. W. ... 30303

A Council to attain the ideals and practices of equal opportunity for all peoples in the South

May 31, 1972

M E M O R A N D U M

TO: SRC Staff

FROM: George Esser

1. I am enclosing (a) a tentative schedule for the staff retreat at Kanuga Conference Center for June 4-6, (b) directions for reaching Kanuga, (c) transportation arrangements to Kanuga.

2. It is important that all staff members leave Atlanta in time to be at Kanuga about 5:00 p.m. Dinner will be served promptly at 6:00 p.m.

3. Each staff member will have a single room in the Hotel section of the Inn.

4. These sessions have been set up for free discussion. Mr. Brown will lead off each of the first two sessions with a statement to form the basis for discussion. The chairmen for the remaining sessions will be expected to help keep the discussion moving as a moderator but with no responsibility for any substantive introductory statement.

5. Mr. Brown will be available throughout Monday as an observer and consultant. Professor Neely Gardner of the University of Southern California, who is serving as a consultant to me on staff organization, will be present throughout the retreat in the capacity of an observer.

GE:jb
Enclosures

SRC STAFF RETREAT - AGENDA

SUNDAY, JUNE 4

5:00 p.m. Register at the Kanuga Lake Inn.

6:00 p.m. Dinner

7:30 p.m. First Session.

Introduction - George Esser

The South in Transition - Ed Brown, former executive director of MACE, discussion leader.

The South today, the land and the people.

Problems, strengths, opportunities.

MONDAY, JUNE 5

8:00 a.m. Breakfast

9:00-12:00 Priorities for the region-Ed Brown, discussion leader.

Focus on what needs to be done to insure a better quality of life and equal opportunity for all southerners.

12:30 p.m. Lunch

2:00-3:30 p.m. Roles for a Southern Regional Council-Art Campbell, Chairman

Discussion of the ways in which SRC can help deal with regional problems and support regional priorities.

6:00 p.m. Dinner

7:30 p.m. Program priorities for the Southern Regional Council, Jim Wood, Chairman

More detailed analysis of the program areas in which SRC should concentrate with some emphasis on immediate priorities.

TUESDAY, JUNE 6

8:00 a.m.	Breakfast
9:00-10:30 a.m.	Criteria for SRC organization-George Harris, Chairman What sort of internal organization can best help SRC implement each of its roles.
10:45-12:00	Wrap-up session-George Esser, Chairman
12:30 p.m.	Lunch
1:00 p.m.	Depart for Atlanta

Note: Bob Anderson and Jay Brothers will cooperate in taking notes and producing the digest of each session.

DIRECTIONS FOR REACHING KANUGA LAKE INN

Go to Greenville, South Carolina on I-85. Turn north on U.S. 25 to Hendersonville, North Carolina. Follow U.S. 25 into down town Hendersonville. After passing a shopping center, you will climb a small hill. Turn left on Kanuga Street, several blocks before reaching the center of town. Kanuga Street runs into Kanuga Road; you will find the entrance to Kanuga Conferences about four (4) miles southwest of Hendersonville.

A transportation schedule worked out by Jim Wood is attached. Any modification should be cleared with Jim.

TRANSPORTATION SCHEDULE FOR COUNCIL

RETREAT

Art Campbell	(Rent)	Jesse Betty Eugenia
Ruth Howard		Ruth Janet
Alexis Herman		Paulette Velvia Jay
Pat Watters	(rent)	Bob Priscilla Betsy
Clarence Wright	(Rent)	Marge Gatewood Nobbie
Jim Wood		Lynn Gwen
Emory Via	(Rent)	Doris Annie Bernice

Brothers — 753-9573
Himeldi → 938-0298

Gandhi's Truth's - Eric Erickson

→ SRC Review Draft

→ Essay's Memo's

→

race → BLK./WHT COALITIONS

- BROAD outlines

hang
adv.
emp

> e.op. > exist coalitions > Moneys Fed. Edu.

↓

O.S.G > hostlets

→

ideology → gap - results
practical →

con

in value

tension → attitudes

morality

Solution

inst.

P

Edu
Housing
Emp.

ok. 404-659-4463
Nat Welch

5 JUNE 1972 = KANUGA CONFERENCES → staff retreat

30 participants

J.H. – staff input into programs / individual involvement

→ Delivery system →

B.M. → "cut across hierarchy lines" / maldistribution work

E.V. → "Awareness"/communication

understanding program areas, back up – (commitment)

→ priorities →

(org. among whites allow to rise) – show incentives to raise interest (movement building school)

– why we exist → ? (SPC) INDIVIDUAL roles

pertinent private interested

effect change institutional power → to order org. balance off negative effects of public policies – how public money spent

thing better advocate → org. w/ will / not concern about politics

individuals w/out equity / empower powerless people

fundamental problems →

L.IV → inst. → delivery system breakdown

movement → inequities in public policy

crusade

G.H. → disposition of idea → what's SPC framework

point of view → how to evaluate

→

arbitrary selection? way of deciding?

where move it to?

realignment priorities

Base ↑

point-of-view / evaluate framework → info → about ?

→ desire → select focus arbitrarily

→

↓

1st level → morality

2nd level → select focus

---

passive reporting — active

→ politics?

→ employments — tie into process of development

OK. ⇒ → causing dynamics to increase jobs

→ positive role →

→ tie resources to specific people

---

humanitarist — re → research

LH. → Breakdown in organizational focus on given programs — Reform organizations

P.W. Activism in research → interpreting diverse action projects
2 models

modus operandi ← get back in touch w/ people in motion ← → servicing (money/expertise) action groups →

Q. WHAT INFORMATION — focus — How determine

~~the~~ living up to maximum intent of law

(1) select areas → ~~look at~~ systematic gathering of data

key → accident

→ new community groups — where needed

pick → battlefronts → enemy's armament

→ flanking → where his weakness

→ extent of SCR →

→ process – raise issue deal w/ it

→ role of SRC

→ focus → Goals / Role →

→ past role → do – good race relations
small operation
SRC → evolution designation info. agencies
↳ how speak to Q. Base

w/ my / fight + Rather
socio-economic inequities

→ future → inter-group relations between
Org. → how fit

J.H. – pub. of action efforts – SNCC → → Base
→ full intergration / Better relationship among
Human Beings
Get involved → Morality

t.A. to org. w/ like unlike views

L.H. → inst. / indiv } need for ideology. (quality moral leadership)

econ. redistri bution

G.E → problem of semantics ↑ motivation?

purpose grounded on common values

— preservation les Dukkers → Repub. of Equals

— equality → strategy →

human relations groups less privity

logic — econ. self interest

E.V. → resource allocation

look at programs re: humane values

HS → ① conduit → consistency responsibility

— relationship w/other groups

↳ effectiveness of TENCO

Facilitate

② Connector — "del. of resource"

③ Monitor - govt. process

→ sub-regions as totality →

adversary ~~concer~~ forces into common problem

G.E. → ~~Con~~ concern about position of minorities
→ initial info

~~info~~ → continuous update

→ how ~~use~~ limited resources
→ efficiently use

L.W → how translate reports
↓ monitor
research reports

G.H → educative Role → state education
Commission

~~appropriate~~ action research

H.B. → instruments for growth & utilization
of talent. — talent drain

B.W. → M.M → human relations no longer
focus

G.E. → human relations rather tool.

11:30 Mon, Staff retreat

GE:

- series papers on substantive areas → Book on state of the South

- staff seminars on ~~certain~~ middle. project cross, → brief story on on-going programs.

- staff luncheons → staff reports
  outside presentation

- shortcuts → utilizing other research efforts —
  supplements / Exper. stations —
  Agri, Bus → Land Grant
  Colleges

- communication media — handles — cable TV
  Urban Inst. → research
  T.A — thru — media (e.g. annual
  The Dummer ↔ East Tenn. Weekly ↔ Burton weekly)
  — system of getting news to local comm.
  — internship —

consumer education

Rural res. → Dairy life → (Geo Mellon support.)

Fed Aid Edu. Act
Family Assist Prog. } ?

PEOPLE SAY OF SOUTHERN RURAL ACTION –

Housing

THE WHITE HOUSE

WASHINGTON

January 23, 1970

Dear Mr. Blackwell:

Your successful efforts to enrich the lives of needy families in your area have come to my attention and I want to commend you for your outstanding work. By offering on-the-job training in building construction, you have provided skills, jobs, and homes to a number of persons who had previously lacked them and have thus added pride and dignity to their lives.

I can think of no better kind of evidence than your work to support my belief that America possesses the inner strength to take up the challenges that lie ahead. It is a pleasure to congratulate you and wish you every success in the future.

With best wishes,

Sincerely,

Richard Nixon

Mr. Randolph Blackwell
Executive Director
Southern Rural Action Project
220 Sunset Avenue
Atlanta, Georgia 30314

Students

american freedom from hunger foundation, inc.

Suite 437 • 1717 H Street, N. W. • Washington, D. C. 20006 • (202) 382-6727

January 7, 1970

Randy Blackwell
Southern Rural Action, Inc.
220 Sunset Avenue, N.W.
Atlanta, Georgia 30314

Dear Randy:

You electrified our young people with your speech but I think it is more important to say that you gave them pause for thoughtful consideration of the problems of rural America, black and white. Your personal dedication, charm and willingness to participate for several days, to be available to communicate informally throughout this period demonstrates the kind of leader that you are. I know that the success of the Chicago Seminar was vastly increased by your participation.

I hope that it will lead to some financial support for your recommendation of carefully selecting a few Congressional Districts to assist with projects. We will certainly do our part to encourage this while leaving the political side of this follow-up to you and men who follow you in the South, Randy. I hope you will keep me on your list when you come to Washington. I would love to have lunch with you and to have you meet with our staff and have you talk more definitively of your ideas at the Chicago seminar. Just let us know when you will be coming.

Sincerely, yours,

Leonard G. Wolf
Executive Director

CARLIN BROS. & FRIED, INC.

Verdi HAND BAGS

330 FIFTH AVENUE
NEW YORK 1, N. Y.
PENNSYLVANIA 6-3766

January 24, 1970

Mr. Albert S. Lewy
c/o Southern Rural Action, Inc.
220 Sunset Avenue
Atlanta, Ga.

Dear Mr. Lewy:

Pursuant to the conversation held in our office, we write this letter to evidence our current thinking, and further, our intention to enter a binding written contract at a future date.

It is our understanding that your corporation intends to assist in the building and financing of a factory, to manufacture ladies' hand bags, in Montgomery Alabama. Further we understand that it is the intention to have facilities that will initially be able to produce 150 dozen per week, and eventually produce 600 dozen per week.

Additionally, it is understood that you plan to assist in the training of the employees and managers of the business eventually taking possession of the subject factory.

For our part, providing prices, quality, and costs are competitive, we stand ready to enter a binding agreement to supply the new facility with work as our subcontractor, for a trial period of one year, for the maximum production above described. Further, we will make a sincere effort to place original orders for ladies' hand bags on units demanding less skill, so our requirements will coincide with your training program.

To insure the success of the enterprise, we will cooperate and assist in teaching the technical matters and knowledge required to manufacture this particular product. Obviously, however, when a binding agreement is entered, the degree of commitment we can make to give assistance,

advice, etc. will depend largely on the new business's willingness to give us a right of first refusal to use its production for a period of time commensurate with our effort. Needless to say, an exclusive arrangement with us, for a reasonable period of time, might be the only feasible method by which we could agree to fully commit ourselves.

We thank you for your time and trouble and sincerely believe that a most mutually satisfactory arrangement can be worked out along the lines discussed. We look forward to hearing from you further, and remain,

Very truly yours,

CARLIN BROS. & FRIED, INC.

By: Pres

OFFICE OF ECONOMIC
OPPORTUNITY

EXECUTIVE OFFICE OF THE PRESIDENT
WASHINGTON, D.C. 20506

Grass-Roots Cooperatives

Dr. Randolph Blackwell
Executive Director
Southern Rural Action Project
50 Whitehall Street
Atlanta, Georgia

Dear Randy:

I want to thank you, both personally and on behalf of OEO, for the truly admirable manner in which you stood by us and, almost single-handed, made the remarkable co-op affair at Selma possible. For all our efforts to hurdle the obstacles that arose, it was your steadfastness of purpose that formed the pivot on which the affair turned.

I want to add that I thoroughly enjoyed the entertainment -- both the talent and the spirit -- on Friday evening. I think it set the mood of solidarity that prevailed the next day.

I regard the whole Workshop as a signal success; and I did not want it to go by without acknowledging your signal part in making it happen.

Sincerely,

James D. Templeton, Director,
Office of Rural Affairs

INTERNATIONAL UNION, UNITED AUTOMOBILE, AEROSPACE & AGRICULTURAL IMPLEMENT WORKERS OF AMERICA—UAW

WALTER P. REUTHER . . . . PRESIDENT
EMIL MAZEY . . . SECRETARY-TREASURER
LEONARD WOODCOCK . VICE-PRESIDENT
PAT GREATHOUSE . . . VICE-PRESIDENT

INTERNATIONAL AFFAIRS DEPARTMENT
VICTOR G. REUTHER, DIRECTOR
1126 SIXTEENTH STREET, N. W.
WASHINGTON, D. C 20036
TELEPHONE: 296-7484
CABLE ADDRESS: UAWSOLIDAR

Mr. Randolph Blackwell
Southern Rural Action Project
50 Whitehall Street, S. W.
Atlanta, Georgia 30303

Dear Mr. Blackwell:

The enclosed items are probably old hat to you, but they may be of some interest.

Although the volume and variety of equipment which we can generate through STEP, which I wrote about to you on November 1, will be much greater when the basic UAW contracts are next opened and corporation contributions of machinery and materials can be made a bargaining demand, it is nevertheless possible to obtain such contributions on a more modest scale in the interim. For this reason, I would be most grateful to have from you at least a rough indication of the requirements which in your estimation have a presently high priority and toward obtaining which we can put STEP to work.

Very sincerely,

Guy Nunn

Guy T. Nunn
Assistant Director

GTN:jvl
opeiu2
encl.

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION
Room 717, Aronov Building
474 South Court Street
Montgomery, Alabama 36104

June 17, 1970

Mr. Mathew Colley, Director
Office of Economic Opportunity
501 Dexter Avenue
Montgomery, Alabama 36104

Dear Sir:

I understand that Southern Rural Action, Inc. is proposing a skill development program in the Wilcox-Clarke-Marengo area. It is my understanding that Mr. Frederick Stokes is doing a majority of the work on this project and will assume supervision of it if it is approved. I have known Mr. Stokes for some time and have found him to be a reliable developer and builder.

We are, of course, in accord with any type program that will assist families in rural areas to obtain better housing. The Farmers Home Administration program is being vastly expanded in the rural housing phase. Alabama made loans totaling approximately $35 million for rural homes during the past Fiscal Year and we understand, should our appropriation pass Congress, that this will be doubled during Fiscal 1971.

Our largest handicap to get houses in the blackbelt-prairie area of the state where the largest percentage of need is shown, is the difficulty in getting suitable contractors and carpenters to work on dwellings. In counties like Wilcox, Marengo, Lowndes, etc., you have few skilled carpenters, block layers, electricians, or plumbers. If some training program could be developed that would develop men in these fields and if these men would stay in these counties it would be a tremendous asset to them.

In Wilcox County last Fiscal Year we assisted 75 families in obtaining new dwellings. This is such a small percentage when you compare it to the tremendous need for housing in that county alone. Then, even with our interest credit loan where assistance is given to applicants in making their payments, we still are finding it difficult to construct a house that these families can make the payments on. Such a training program would permit us to assist these families in building houses that would cost much less than buying conventional contract if you could even obtain a contractor to build a house.

If such a program was instituted we would recommend that first consideration be given to elderly people, handicapped or those people largely on welfare where a small dwelling could be built for a very reasonable cost.

If administered properly, this program could be a tremendous asset to the area and we heartily recommend same.

Sincerely,

John A. Garrett

John A. Garrett
State Director

PS The Farmers Home Administration will be pleased to provide construction funds to any eligible applicant that desires to participate in building a house with the above group. Of course, based on the assumption that proper supervision will be provided. We also have a site development loan where funds can be advanced to a nonprofit group to buy land, develop it, divide into lots and repay the debt as lots are sold.

334 Auburn Ave., N.E.
Atlanta, Georgia 30303
Telephone 522-1420

Southern Christian Leadership Conference

Martin Luther King Jr., *President*
1957 - 1968

Ralph D. Abernathy, *President*

E. Lowery, *Chairman of the Board*

Andrew J. Young, *Executive Vice President*

January 29, 1970

Mr. Mitchell Sviridoff, Vice President
The Ford Foundation
477 Madison Avenue
New York, New York 10022

Dear Mr. Sviridoff:

I am writing to you today about the work of Southern Rural Action, Inc. Southern Rural Action, Inc., in my opinion, has done more in rural economic development than any other agency or organization in the South. Their projects and programs established by use of very small and infrequent contributions, are quite visible and concrete.

In a sense, Southern Rural Action is a research project in that it is in constant search for new approaches to the problems of rural poverty. In another sense, SRA is a leadership training program in that the people who become involved, learn or discover leadership skills and new community attitudes. And, in still another sense, Southern Rural Action is very practical in that positive social changes do take place as a direct result of what this agency does.

Southern Rural Action's three year history of "borrowing from Peter to pay Paul", is a story I know personally. The kind of dedication manifested by this group is deserving of real support. Too many times already has the SRA staff had to go without their anticipated salaries because of lack of budget.

This work and agency needs an annual budget of $185,500, none of which is promised for 1970. A detailed budget analysis and program description is available. I would like to request the opportunity of meeting with you for further discussion. Mr. Randolph T. Blackwell, Director of Southern Rural Action is of course available to participate.

In making this request, I have asked some of my friends who know Southern Rural Action and its Director to join with me. Their names are listed on the attached sheet.

I hope to hear from you soon.

Yours truly,

Andrew J. Young

Andrew J. Young
Executive Vice-President

AJY/dw
Attachment

NO FAVORABLE ACTION

Dear Rev. Young:

I have examined the enclosures contained in your letter of December 2, 1969. Please know that I will be happy to be one of the persons signing with you.

Ralph D. Abernathy

Rev. Ralph Abernathy,
President
Southern Christian Leadership Conference

Philip M. Weightman
Signature

Phil Weightman
Office of Economic Opportunity

Coretta Scott King
SIGNATURE

Mrs. Coretta Scott King
Martin Luther King Memorial Center

SIGNATURE

Rev. Charles S. Spivey
National Council of the Churches
of Christ in the U. S. A.

SIGNATURE

Dr. Vivian Henderson, President
Clark College

SIGNATURE

Attorney Marion Wright Edelman

SIGNATURE

Vernon Jordan, Director
Voter Education Project
Southern Regional Council

Mrs. Dorothy Height, President
National Council of Negro Women

SIGNATURE

Bayard Rustin, Executive Director
A. Phillip Randolph Institute

SIGNATURE

Gar Alperovitz
John F. Kennedy Center

SIGNATURE

Dr. Maurice A. Dawkins, Professor
Federal Executive Institute
U. S. Civil Service Commission

Richard Boone
Center for Community Change

SIGNATURE

Father James P. Morton
Urban Training Center
For Christian Mission

PEOPLE SAY OF SOUTHERN RURAL ACTION –

Housing

THE WHITE HOUSE

WASHINGTON

January 23, 1970

Dear Mr. Blackwell:

Your successful efforts to enrich the lives of needy families in your area have come to my attention and I want to commend you for your outstanding work. By offering on-the-job training in building construction, you have provided skills, jobs, and homes to a number of persons who had previously lacked them and have thus added pride and dignity to their lives.

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Richard Nixon

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Atlanta, Georgia 30314

american freedom from hunger foundation, inc.

Suite 437 • 1717 H Street, N. W. • Washington, D. C. 20006 • (202) 382-6727

Students

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Southern Rural Action, Inc.
220 Sunset Avenue, N.W.
Atlanta, Georgia 30314

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Executive Director

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Verdi HAND BAGS

330 FIFTH AVENUE
NEW YORK 1, N. Y.
PENNSYLVANIA 6-3766

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CARLIN BROS. & FRIED, INC.

By: Pres

OFFICE OF ECONOMIC
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EXECUTIVE OFFICE OF THE PRESIDENT
WASHINGTON, D.C. 20506

Grass-Roots Cooperatives

Dr. Randolph Blackwell
Executive Director
Southern Rural Action Project
50 Whitehall Street
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James D. Templeton, Director,
Office of Rural Affairs

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INTERNATIONAL AFFAIRS DEPARTMENT
VICTOR G. REUTHER, DIRECTOR
1126 SIXTEENTH STREET, N. W.
WASHINGTON, D. C 20036
TELEPHONE: 296-7484
CABLE ADDRESS: UAWSOLIDAR

Mr. Randolph Blackwell
Southern Rural Action Project
50 Whitehall Street, S. W.
Atlanta, Georgia 30303

Dear Mr. Blackwell:

The enclosed items are probably old hat to you, but they may be of some interest.

Although the volume and variety of equipment which we can generate through STEP, which I wrote about to you on November 1, will be much greater when the basic UAW contracts are next opened and corporation contributions of machinery and materials can be made a bargaining demand, it is nevertheless possible to obtain such contributions on a more modest scale in the interim. For this reason, I would be most grateful to have from you at least a rough indication of the requirements which in your estimation have a presently high priority and toward obtaining which we can put STEP to work.

Very sincerely,

Guy Nunn

Guy T. Nunn
Assistant Director

GTN:jvl
opeiu2
encl.

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION
Room 717, Aronov Building
474 South Court Street
Montgomery, Alabama 36104

June 17, 1970

Mr. Mathew Colley, Director
Office of Economic Opportunity
501 Dexter Avenue
Montgomery, Alabama 36104

Dear Sir:

I understand that Southern Rural Action, Inc. is proposing a skill development program in the Wilcox-Clarke-Marengo area. It is my understanding that Mr. Frederick Stokes is doing a majority of the work on this project and will assume supervision of it if it is approved. I have known Mr. Stokes for some time and have found him to be a reliable developer and builder.

We are, of course, in accord with any type program that will assist families in rural areas to obtain better housing. The Farmers Home Administration program is being vastly expanded in the rural housing phase. Alabama made loans totaling approximately $35 million for rural homes during the past Fiscal Year and we understand, should our appropriation pass Congress, that this will be doubled during Fiscal 1971.

Our largest handicap to get houses in the blackbelt-prairie area of the state where the largest percentage of need is shown, is the difficulty in getting suitable contractors and carpenters to work on dwellings. In counties like Wilcox, Marengo, Lowndes, etc., you have few skilled carpenters, block layers, electricians, or plumbers. If some training program could be developed that would develop men in these fields and if these men would stay in these counties it would be a tremendous asset to them.

In Wilcox County last Fiscal Year we assisted 75 families in obtaining new dwellings. This is such a small percentage when you compare it to the tremendous need for housing in that county alone. Then, even with our interest credit loan where assistance is given to applicants in making their payments, we still are finding it difficult to construct a house that these families can make the payments on. Such a training program would permit us to assist these families in building houses that would cost much less than buying conventional contract if you could even obtain a contractor to build a house.

If such a program was instituted we would recommend that first consideration be given to elderly people, handicapped or those people largely on welfare where a small dwelling could be built for a very reasonable cost.

If administered properly, this program could be a tremendous asset to the area and we heartily recommend same.

Sincerely,

John A. Garrett

John A. Garrett
State Director

PS The Farmers Home Administration will be pleased to provide construction funds to any eligible applicant that desires to participate in building a house with the above group. Of course, based on the assumption that proper supervision will be provided. We also have a site development loan where funds can be advanced to a nonprofit group to buy land, develop it, divide into lots and repay the debt as lots are sold.

34 Auburn Ave., N.E.
Atlanta, Georgia 30303
Telephone 522-1420

Southern Christian Leadership Conference

Martin Luther King Jr., *President*
1957 - 1968

Ralph D. Abernathy, *President*

J.E. Lowery, *Chairman of the Board*

Andrew J. Young, *Executive Vice President*

January 29, 1970

Mr. Mitchell Sviridoff, Vice President
The Ford Foundation
477 Madison Avenue
New York, New York 10022

Dear Mr. Sviridoff:

I am writing to you today about the work of Southern Rural Action, Inc. Southern Rural Action, Inc., in my opinion, has done more in rural economic development than any other agency or organization in the South. Their projects and programs established by use of very small and infrequent contributions, are quite visible and concrete.

In a sense, Southern Rural Action is a research project in that it is in constant search for new approaches to the problems of rural poverty. In another sense, SRA is a leadership training program in that the people who become involved, learn or discover leadership skills and new community attitudes. And, in still another sense, Southern Rural Action is very practical in that positive social changes do take place as a direct result of what this agency does.

Southern Rural Action's three year history of "borrowing from Peter to pay Paul", is a story I know personally. The kind of dedication manifested by this group is deserving of real support. Too many times already has the SRA staff had to go without their anticipated salaries because of lack of budget.

This work and agency needs an annual budget of $185,500, none of which is promised for 1970. A detailed budget analysis and program description is available. I would like to request the opportunity of meeting with you for further discussion. Mr. Randolph T. Blackwell, Director of Southern Rural Action is of course available to participate.

In making this request, I have asked some of my friends who know Southern Rural Action and its Director to join with me. Their names are listed on the attached sheet.

I hope to hear from you soon.

Yours truly,

Andrew Young

Andrew J. Young
Executive Vice-President

AJY/dw
Attachment

NO FAVORABLE ACTION

Dear Rev. Young:

I have examined the enclosures contained in your letter of December 2, 1969. Please know that I will be happy to be one of the persons signing with you.

Ralph D. Abernathy

Rev. Ralph Abernathy,
President
Southern Christian Leadership Conference

Philip M. Weightman
Signature

Phil Weightman
Office of Economic Opportunity

Coretta Scott King
SIGNATURE

Mrs. Coretta Scott King
Martin Luther King Memorial Center

SIGNATURE

Rev. Charles S. Spivey
National Council of the Churches
of Christ in the U. S. A.

SIGNATURE

Dr. Vivian Henderson, President
Clark College

SIGNATURE

Attorney Marion Wright Edelman

SIGNATURE

Vernon Jordan, Director
Voter Education Project
Southern Regional Council

Mrs. Dorothy Height, President
National Council of Negro Women

SIGNATURE

Bayard Rustin, Executive Director
A. Phillip Randolph Institute

SIGNATURE

Gar Alperovitz
John F. Kennedy Center

SIGNATURE

Dr. Maurice A. Dawkins, Professor
Federal Executive Institute
U. S. Civil Service Commission

Richard Boone
Center for Community Change

SIGNATURE

Father James P. Morton
Urban Training Center
For Christian Mission

Composite Response By 210 of the Leading Corporations Throughout the Country

Spec. Housing

QUESTIONNAIRE

TO: Corporate Chief Executives

SUBJECT: Housing for the Semi-skilled and Unskilled Labor Market

INSTITUTE OF HUMAN RELATIONS
165 East 56th Street
New York, N.Y. 10022
PL 1-4000

1 How many people do you employ? _____
Give breakdown by place of employment.
Center City ____
Suburban ____

2 Do you expect your center city and suburban employment to increase or decrease during the next three to five years?

* Center City: Increase 27% Decrease 25%
No Change 33%
Suburban: Increase 58% Decrease 4%
No Change 20%

3 Can you break down your total employment by approximate percentage?
Skilled & Professional ____%
Semi-skilled ____%
Unskilled ____%

4 How important is the availability of unskilled and/or semi-skilled labor in determining your choice of plant or office location?

Most important factor	8%
One of the most important factors	35%
One of the many factors	35%
Unimportant	19%
** N.A.	3%

5 Does the cost and availability of housing in suburban areas affect your recruitment of unskilled and/or semi-skilled employees?

Affects recruitment?	36%
Does not affect recruitment	15%
Not a factor	42%
N.A.	7%

* Percentage to the nearest round number
** No Answer

6 Will the cost and availability of housing restrict your plans for expansion into suburban areas?

Will restrict	25%
Will not restrict	58%
N.A.	16%

7 Do you consider a suburb's willingness to provide for an adequate supply of housing for semi-skilled and unskilled workers to be a factor in reaching a decision on plant locations?

Yes	45%
No	39%
N.A.	16%

8 If you have a plant or office in suburban areas at this time, which price range of housing appears to be in short supply for your employees?

Rental Units	
Under $150/month	45%
$150/200	27%
Over $250	5%
None	13%
Houses for Sale	
Under $20,000	35%
$20,000/30,000	20%
Over $30,000	4%
None	12%
N.A.	17%

9 Do you believe that current zoning policies in suburban communities as they affect the supply of housing for semi-skilled and unskilled workers are:

Adequate	23%
Mildly restrictive	30%
Restrictive	31%
N.A.	16%

10 Do you believe that these current zoning policies make it more difficult for industry to meet its labor needs?

Yes	32%
No	23%
Don't Know	33%
N.A.	12%

11 Do you feel that some of your employees live so far away from their work as to increase their absenteeism?

Yes	35%
No	53%
N.A.	11%

12 Do you feel that some of your employees live so far away from their work as to increase your annual rate of labor turnover?

Yes	41%
No	47%
N.A.	12%

13 Do you believe that companies have a role to play in securing increased housing for their employees so that they can live within reasonable proximity to their place of work?

Yes	64%
No	29%
N.A.	8%

14 This questionnaire does not require any signature or any other form of identification. However, if you wish to identify your company, please do so.

Company _____

Date: _____

THE AMERICAN JEWISH COMMITTEE

POSITION STATEMENT ON

COMPENSATORY AND PREFERENTIAL TREATMENT IN EDUCATION AND EMPLOYMENT

Society is faced today, more than ever before, with increasingly insistent demands by disadvantaged minorities. They ask that members of groups deprived of equal opportunity be given special consideration and assistance. The American Jewish Committee reasserts its basic concurrence in these demands which are in accordance with the American tradition. This country has historically given special assistance to special categories of people on whom society has enforced hardship and injustice or who have had special needs that could not otherwise be met.

Every appropriate step must be taken to make up for years of discriminatory treatment in such fields as education and employment. The American Jewish Committee has for many years advocated specific programs, private and public, to accomplish these objectives. We are on record as supporting programs in education and employment which "expand the pie" for all to share. However, all that has been done to date has not as yet produced substantial results. Public and private programs were begun years too late and were without sufficient national commitment.

The American Jewish Committee, dedicated to the concept that society functions best when each person has the opportunity to reach his potential, advocates, among other measures, the following:

1. Quality schools for all children, with facilities for special assistance for disadvantaged children where needed.

2. Intensified efforts by private colleges and universities to seek out disadvantaged youth even though they may not fully meet conventional admission standards. Such efforts should be accompanied, when necessary, by remedial programs to make it possible for such students to meet existing requirements for graduation. Basic research is greatly needed to assess the criteria for admission to colleges, universities and other post high school educational institutions in the light of the needs of contemporary society

(over)

and the relationship of such criteria to minority cultures. At the same time, basic research is needed to determine the relevance of present academic standards to the contemporary needs of our society. This latter problem has been emphasized by student movements on the campuses.

3. Provision for public education beyond the high school for all who wish to attend and would benefit from attending, whether four or two year colleges, or post secondary specialized schools. Special assistance for those applicants or students who require it should be available so that existing standards of excellence of public institutions will be maintained.

4. Expanded apprenticeship and other training programs to utilize manpower from the disadvantaged groups. Elimination of discriminatory practices by labor unions and management, and promotion of affirmative action to insure equal employment in recruitment, hiring and upgrading in all levels of employment.

5. A review of existing job requirements to make sure of their continued validity. A system of hiring or promotion is not a "merit" system if the standards are anachronistic or otherwise unrelated to the real requirements of the job. Belonging to a particular disadvantaged group may be a relevant criterion in certain circumstances, and in such circumstances should be given appropriate weight among other qualifications. However, the American Jewish Committee rejects the concept that belonging to a particular group is an absolute qualification for any position.

The American Jewish Committee continues to oppose the creation of a system of quotas for any group including the disadvantaged in education, employment or any other area of American life.

In making these recommendations, we cannot ignore the growing concern on the part of many Jews and members of other ethnic groups that the burden of needed social changes may especially fall on them and limit their opportunities and possibilities for advancement. Care must be taken in

advancing compensatory and preferential treatment for disadvantaged minorities that our sense of outrage for what they have endured does not cause us to lose sight of the needs and aspirations of other groups. The American Jewish Committee urges all those working for necessary social change and progress to approach these problems with great sensitivity and care. Failure to do so will only further divide an already badly divided society and set back the cause of racial progress.

Our society is capable of providing ample educational and employment opportunities for all its people, thus eliminating the need for benefiting one group at the expense of another or resorting to short-cut and dangerous solutions like quotas.

Members of disadvantaged groups who have been severely discriminated against in the past cannot overcome the consequences of such discrimination by adherence to a pure concept of equality of opportunity unless accompanied by such specific measures as those indicated. Until such time as our society provides ample education and employment and an end of discrimination for all its people, such special measures will continue to be necessary and should be accepted by all Americans.

Adopted in principle by the Executive Board
Detroit, Michigan - October 24, 1969

Approved by the Board of Governors
November 11, 1969

THE AMERICAN JEWISH COMMITTEE

A TEN POINT GUIDE FOR SCATTER-SITE PUBLIC HOUSING

Introduction

Jews are metropolitan dwellers and are directly affected by the polarization that results from metropolitan tensions. One of the high tension areas is housing. The shortage of housing and the scattering of public housing into middle-income communities has contributed in no small measure to intergroup confrontations by diverse ethnic, racial and religious groups. Scatter-site housing in particular requires more community relations efforts than any current housing program. The thesis underlying scatter-site housing is that by being dispersed into stable, middle-class communities, the poor will be helped to free themselves from the destructive bind which permeates so much of ghetto life. However, resistance from the middle-class communities throughout the country chosen for scatter-site public housing is fierce and unrelenting.

The American Jewish Committee has addressed itself to the conflicts that arise directly from our housing dilemma because of its concern for metropolitan Jewry in particular -- and all metropolitan dwellers in general -- and because it is a human relations agency that has, over the years, developed strategies and programs designed to depolarize and defuse divisive confrontations, and restructure them into more positive efforts.

As far back as 1949, AJC addressed itself to housing problems, and developed housing programs calculated to eliminate discrimination. At its 53rd Annual Meeting in 1960, AJC issued an urban-suburban Statement condemning restrictive zoning and housing segregation. In 1962, Irving Engel, Honorary President of AJC, testified before the Civil Rights Commission in Washington on housing discrimination in the District of Columbia and its suburbs. In 1966, AJC created the Department of Education and Urban Planning to deal with the desperate plight of the nation's cities. In a comprehensive policy statement (1967), AJC encouraged private and governmental efforts to promote housing integration, particularly as related to job opportunities which were beginning to open up in the suburbs. AJC testified before Congress on the Housing and Urban Development Act of 1968, urging that Congress stimulate the growth of balanced communities by offering meaningful incentives to both new and existing communities. In 1970, AJC created a National Housing Committee and charged it to deal directly with urban-suburban issues.

It is a matter of record that throughout the 60's, full and fair housing laws, as well as strong attacks by fair housing and civil rights groups against racial and economic housing discrimination, resulted in surprisingly little governmentally sponsored housing output. Housing shortages affect many of

(over)

the middle-class as well who are also in desperate need of governmental subsidies in order to buy into the housing market.

It is to get us back on the track of positive achievement that the Domestic Affairs Commission of the American Jewish Committee has adopted the following ten point guide for scatter-site public housing:

The Ten Points

1. Cities should plan scatter-site projects with middle-class communities in such a way as to alleviate their fears. The community should be assured that its own poor, young marrieds, elderly and returning veterans will receive first priority -- that the project will be open to all city residents and not just specific groups.

2. Essential services should be provided as needed and not after the project opens. Services should include adequate provisions for schools, police protection, sanitation, etc.

3. There should be outreach to all the major groups in these communities during the planning stages, and the expertise of civic and community relations groups be called upon and utilized.

4. The project should be within the density and size scale of the rest of the community. This may increase the cost, but the "social" benefits derived from this building-to-scale is well worth the price.

5. Consideration should be given to greatly expanding subsidized moderate income housing with a sizeable percentage of the units (20-25%) to be reserved for the poor. In general, moderate income housing enjoys much higher status than public housing.

6. Cities should adopt an admissions policy for scatter-site housing that will reassure the community. Psychologists, social workers and sociologists have been able to identify families with severe problems. Many of these families have made life untenable for their neighbors. Providing them with therapy services has, on the whole, not been considered a successful approach to their problems. Society must seek better solutions for these families -- housing by itself cannot provide the answer. Unfortunately, these families have contributed in no small measure to the destruction of public housing.

7. Cities should make strong provisions that when homes contiguous to the project go up for sale -- especially in the initial stage of project planning, building and occupancy -- they be neither "blockbuster" inspired nor "blockbuster" bought. This has happened often in the past. It is at this crucial time that the stability of the neighborhood may be in jeopardy.

8. Innovative home ownership co-op or condominium public housing should be explored. The Columbus, Ohio Housing Authority has successfully initiated high-rise home ownership. Home ownership appeals to the middle-class and would win much favor among them. It calls upon self-help principles inherent in our tradition and national character.

9. The concept of the Dayton, Ohio Plan in providing for scatter-site housing should be utilized. The political leadership in Dayton and its five surrounding counties each agreed to accept their share of the poor. The political leadership did an excellent educational job with respect to their constituencies. Community acceptance related to the fact that there was a plan. Most middle-class whites flee from the poor because they are convinced their neighborhood will quickly change and deteriorate. The Dayton Plan assured middle-class suburban communities they would only be asked to absorb a specific number of poor -- and no more.

10. All states should pass legislation that adopts the principle in recent Massachusetts legislation (Connecticut has an improved version), which allots a certain percentage of unused land in every jurisdiction for low and moderate income housing, thus sharing the responsibility on an equal community to community basis.

Conclusion

For scatter-site public housing to succeed, cities and communities must learn to work cooperatively, and this entails compromise. Hopefully, the above ten points will provide guidelines to what we all desire -- a decent place to live for all Americans.

Adopted by the National Housing Committee
and the Domestic Affairs Commission
December 16, 1971

Approved in principle by the
Board of Governors
January 30, 1972

THE AMERICAN JEWISH COMMITTEE

Busing -- The Wrong Issue

Seldom in our nation's history has the need for a reasoned approach to our many social, political and economic problems been more clearly felt. Yet, we permit ourselves to be confused and divided by issues that are magnified and distorted out of all relation to reality.

The matter of school busing to achieve integration is one such issue. Our ability to separate out the real problems from the contrived may well prove a supreme test of our ability to maintain a democratic, pluralist society.

The AJC reasserts its unequivocal commitment to an integrated society and to quality public education for all. Integrated public schools offering equal educational opportunity are a necessary component of that society.

We are unalterably opposed to a constitutional amendment against busing or any other executive or legislative technique which would undermine this commitment.

We make no attempt to ignore or minimize the many practical difficulties involved in integrating schools. Many Americans are resisting court-ordered busing because they honestly feel it would jeopardize the quality of their children's education. Many are concerned for their children's safety. Some support has also developed among our racial and ethnic minorities for a retention of separate schools as part of their political and social drives. These real problems have been exploited by cynical politicians who fan hysteria and offer simplistic solutions to complicated social issues.

The current emotional debate over busing loses sight of some of the important facts; a) 18 million school children -- 40 per cent of the total school population -- are normally bused to and from school for reasons that have nothing to do with racial balance; b) in Mississippi, South Carolina and Alabama there has been a 2-3 per cent decrease in the number of students bused since 1967-1968 in the process of desegregating previously segregated schools. The issue, therefore, is not "massive" or "forced" busing, but rather whether there should be new constitutional, legislative or executive prohibitions on the use of any busing in desegregation plans that are developed by local communities or directed by courts.

The American Jewish Committee believes that there should be no such prohibitions, and that a variety of school integration approaches must be used to achieve the twin goals of integration and quality education. We must not permit "the busing issue" to divert us from the complex of economic, social and political issues crying out for solution in order to improve the quality--and the equality--of life for all Americans.

Approved by the Board of Governors
March 14, 1972

SPEECH BY MR. CLAY COCHRAN ENTITLED "RURAL HOUSING PROBLEM"
STATE CONFERENCE ON RURAL HOUSING, THURSDAY, MAY 4, 1972

I can certainly endorse almost everything that Dr. Younts said and I am pleased to know that there is a kind of an emerging consensus on a lot of these things.

I have to back off a little from economic development because we decided several years ago , just take a simpleminded approach and say that people ought to have decent housing and water and sanitation facilities wherever they are and let the community decide what is to be done about these other things later. It is not that we don't recognize they are related except we get tired of sitting in on the Appalachian Commission boys on their growth centers and figuring that a lot of the poor people will be dead before they get around to deciding where they ought to be and where they can be housed.

If there is any single purpose the Rural Housing Alliance has had over the years it has been a deliberate purpose of attempting to raise the problem of rural housing to a high enough level in the public consciousness that something would have to be done, that is something more than we have been doing.

The cheering thing about this Conference in the ways its put together is that it is so clear a manifestation that this tide rising here somewhere or other that people are in increasing numbers taking cognizance of this problem and, as a result, something will be done. It may not be exactly what your eye would like to see done; it may be

only part of what we would like to see done, but something is going to be done about a problem which really wasn't even being talked about five years ago. All human societies have their mythologys and ours is not peculiar in that respect.

When you start to talk about the nature of a social problem or if you just go out and try to do something about it, this is one of the things you run into very quickly. If you set out to discuss any social problem on the presentation of the question immediately you may get along with people and as the conversation goes on there are always important reasons as to why this thing exists, why maybe it ought to exist, why maybe it will go on existing and then you begin to find out where the patterns of people's thinking fall. I will come back to that in a minute here on a discussion of metropoliana.

The root causes of bad housing, lack of sanitation and clean water is, of course, a maldistribution of income. This is given data. If good housing and sanitation and water can be bought like everything else and most people, if they had enough income would buy it, if not today, then tomorrow. The problem Dr. Younts referred to in raising people's expectations and getting them to give up some flexibility they have and very tight budgets in order to plunk for some middle class housing is a problem, but it is a short run problem. Where there is money enough, people improve their living so that a lot of the programs we talked about on housing may run to delivery systems and such things, but basically housing subsidies are a way of redistributing income

in community and making housing available to people who otherwise can't afford it.

Another very important factor is what I will refer to as American imperialism. Since the end of World War II we have spent about a trillion dollars on our own military establishment and holding up the hands of every little petty facist dictator in the world who wanted some arms mostly to hold his own people down. This has given us a system of national priorities which are just ridiculous. They just border on being insane. One of the illustrations of this which gets the fodder down where the calves can reach it, who would think of a trillion dollars? But when two years ago the military discovered that it had 5,000 brand new tanks stored in Western Europe that it had lost count of, it didn't know it had them until somebody someday scared up a receipt for 5,000 tanks. I checked up on that through Senator Metcalf and found out that was enough tanks to stretch 29 and a half miles down the road gun to gun. You can imagine what would happen if they discovered that Jim Neville of Farmers Home had enough houses stuck in a warehouse somewhere to stretch down the road 29 1/2 miles and had forgotten he had them, particularly if they cost $2.5 to $5 billion and he had lost the receipts. It would have just been hell to pay. As it was, in our curious mythology, in our priorities, this got a little spread in the Washington Post and disappeared from the press. There wasn't even a congressional inquiry about it except the one

that I put through the Senator's office. Everybody knows somewhere we are putting our money.

A third aspect of this is something that we ran into immediately when we began to work on it and which we still continue to run into which we have come to refer to just appointing a phrase for shorthand -- call it metropoliana. There is an implicit belief in the minds of the community in which we live that urbanization is inevitable and good and that is not so bad as a correlary assumption that if urbanization is good and inevitable, the more and the faster, the better. The result of this is a pattern of thinking that certainly runs back decades that the bigger the cities and the more sparsely settled the hinterland, the richer the nation economically and culturally.

This state of social hypnosis has been carried to the point where it is difficult for many people to even think about the problems of towns of 50,000 and under and those are the strictly rural areas, except to condemn or grieve about deficiencies there in humanitarian terms and to try to devise some means for getting that miserable peasantry into the central cities as fast as they can. If you gag a little at this now, you are gagging only as a result of what has been going on for the last five, six, seven or eight years when we begin to realize that the cities were not really Utopia and that a lot of people who were living there were miserable and unhappy and prepared to burn them down and a lot of the people who had been there had already gotten the hell out, somewhere into suburbia

so that this myth is being shaken, but it is there and it is implicit and it is strong. When you begin to talk to people about rural housing, over and over again you will run into it in one direction or another. Aren't we going to waste money building houses out there for people? Won't they abandon them and you will have to turn them into corn cribs? Our response, of course, who really cares and besides the very myth on which this is based is the one most likely to turn them into corn cribs because this country cannot indefinitely continue to pipe its people up in greater aggregations, in megalopolis, and remain vital and vigorous. In any case, if you have not already encountered it, you will.

And the fourth point of mentioning here on just these root causes is just discrimination in federal legislation particularly. We never have taken the trouble to sit down in any detail taking the ones that have been corrected and those we are still working on and just making a list of a long series of points at which the housing programs fail to serve small towns and rural areas. Most of this discrimination was not over intentionally -- it was not the city people ganging up on the people in small towns and rural areas. It was that as the Congress and the executive agencies influenced by metropoliana and, heavens knows what else, began to jiggle laws, to create them, to evolve them, they were just kind of led as by an unseen hand in directions that didn't serve rural people, a specific illustration of which more and more people have become aware in recent years.

That is the old HUD-FHA program; the insured FHA housing loan programs were not as some people thought designed to serve the poor. At best, they served modern income groups. They were set up primarily to create employment by taking the risk out of private lending and they were geared to private lending agencies and FHA could not function adequately only where there were already existing private lending agencies prepared to offer FHA a piece of paper saying this becomes a riskless and lend their money and where those agencies didn't exist, the program didn't function, but it took us 30 years to take cognizance of that, 25 years after the act was passed. It took up into the early 60's for us to realize it well enough that the Congress established on a very small scale in Farmer's Home a program which was an attempt to recognize that fact and get around it.

When you look at these factors against the background in recent years, there appeared an almost ruthless change in terms of uprooting people, particularly in rural areas, you get some indication as to why we find ourselves with 60 to 70 percent of the worst housing in the country in small towns and rural areas where only 30 percent of the people live. Those same changes including the price support programs which was one of the most uncalculatedly, ruthless uprooting of people in the history of the world left the rural areas full of old people and people poorly equipped to do anything except what they had been doing and a combination of the price support and crop restriction program coupled

with modern technology, it simply eroded their skills to zero. We have a whole series of housing programs in an attempt to deal with this, most of which are inadequate in one way or another in grappling with the problem.

I think there is some discussion on the program here of public housing and our publications have been full of the figures, but I'm sure most of you know that in 40 percent of the counties there isn't even a public housing authority and in a lot of counties where there is an authority, its functions are nearly nonfunctional. The causes of this run in part to kind of an advocation of the federal government saying if people are to be housed, that is up to the local government. It runs its system of priorities where we place very heavy burdens on the local community in terms of maintaining educational roads, etc., while we squandered our federal money on militarism. This lunatic system of priorities we have had has placed too heavy a burden on the state and local governments to carry on social and educational services and has left the federal government free and, of course, in recent years, since the small town and rural areas have begun to use public housing on a rising scale, they, mostly for the aged, I might say, were more charitable to the aged and children so as we begin to use more of it, what do we run into?

As of two or three months ago, there was a backlog of one-half billion dollars in request for annual contributions contracts for public housing in Washington and something

like $100 million that the President has in the deep freeze as part of his anti-inflation program. No real disposition in terms of this terrible need to either promote public housing as it should be promoted by, among other people, O.E.O., since it is the only housing program that serves the really poor. Another attempt to really promote it on the scale that it needs to be promoted and then when it promotes itself in spite of that too rapidly we not only don't meet the need with federal funds, we even bottle up some of them that are there.

The FHA-HUD programs, as most of you probably know, have functioned relatively poorly in rural areas which HUD admitted. As a matter of fact, they set up a task force with Farmers Home, put out a nice little report here several years ago and then adjourned. There really isn't too much they can do about it. The FHA program is not going to function except where you have private lending agencies and the figures we have indicate that they are not in the small towns and rural areas and they are not likely to be there.

Aside from public housing, the only housing program that is structured to function in rural areas is the Farmers Home Administration and it suffers from two basic defects. In the first place, it is administratively impoverished and it has been for years, and if Farmers Home Administration was staffed by people whose souls were as pure as mine and whose hearts were as warm as yours, the damn thing couldn't do the job because there are just so many days in a man's work week and the best Farmer's Home supervisor in the country cannot do anything like the job that he is confronted

with. The Congress continues to load programs on Farmers Home and gives them peanuts to operate with. And, for some reason, Farmers Home probably because it dealt mostly with sharecroppers and tenants and people like that, aside from a few country club loans before the housing program came along, never developed the political clock that the Extension Service and some of the price support programs and other agencies of the department did. It just never developed an effective lobby.

There have been years within recent years after this problem became apparent when there was no outside agency asking for more money for Farmers Home other than the farmers union and the rural housing coalition. Whenever we could slip it through before they tightened up the tax laws we used to do it. The single greatest defect in the Farmers Home ability to meet the housing needs of small towns and rural people is administrative money. They not only need it in terms of many years, but I say to you frankly they need an injection of some new blood because there is a kind of a senile spinsterism that prevails at certain levels in Farmers Home which can best be cured by an injection of some new blood in considerable quantities.

If you are going to use Farmers Home, if you look to it for help, if you anticipate that it is going to be a major ally in this fight, then you are going to have to go political some way or another in this in getting some, not some, but the administrative funds of Farmers Home ought to

be doubled this year and then increased as rapidly as they figure they can expand. And the fact that they have not got money is not attributable to their failure to ask for it because year after year they ask for far more money than either the department or the Bureau of the Budget or the Congress grants them. Howard Birch? used to say that as bad as the Chairman of the Appropriations Committee and the Congress were there were never as stingy as the White House. No President of the United States has ever really taken a look at this problem from the standpoint of adequately funding Farmers Home.

The other big defect in Farmers Home housing operation is the depth of its subsidy. Farmers Home cannot serve really poor people, but some of this is due to the fact that they have some bureaucratic rules that tie in with those insured loans and they try to protect themselves by not losing money and they have got a marvelous record, something like 2/10 of 1% losses and so forth which means that they have been very conservative and cautious people and they have had to be, but the main reason they don't reach down is because the biggest subsidy they have currently in the home ownership program is to lower interest payments to 1%. And that leaves an incalculable number of families who are simply below that level and never can be reached if Farmers Home had a supervisor standing on every street corner in town peddling loans. The best way to get around that, of course, would be something like the Norwegian program where you cannot not only subsidize interest down to zero, but if necessary, you can take a second trust on that.

(A sentence or two missing here)

It isn't just a matter of waiting all that time for old people whose lives are shortened and embittered by inconvenience and ill health or for the young ones whose lives are shortened and made less healthful and who are degraded by having to live where there isn't adequate water and in a home they are ashamed of, it runs in terms of what the denial of these things to small towns and rural areas do to the whole balance of social life in this country. It's more important, in a sense, than even the individuals reveal to us of trying to get something done about this obvious problem, which could be funded entirely out of a small interest rate on half the money we squandered on the military and space games in the last twenty years. And just set up an organization to go about, not to the exclusion of your agencies, but really as a kind of cockleburr under the saddle of all of them to coordinate, to give all the local people a voice in what's happening to their communities and in planning how we solve this housing problem, how we handle our community facilities, and set some kind of time limit on by the end of which we erase this problem. If not in its entirety, Mr. Yonts, enough so that you would have to hunt for those that are degrading. Thank you very much.

PROCEDURE FOR SUBCONTRACTING LOCAL PLANNING ASSISTANCE WORK TO PRIVATE CONSULTING FIRMS IN NORTH CAROLINA

1] The community contacts our Division, expressing an interest in local planning assistance and the grant assistance available through the 701 program.

2] Division Administrator and/or the appropriate Area Office Director meet with the local governing body and planning board to explain community planning and the 701 program.

3] If the community wishes to pursue the matter, the Area Office Director or a planner on his staff will work with the local people in the preparation of the following materials required by HUD in the application process:

(1) A Housing Element
(2) A Community Reconnaissance

From the above items, an appropriate work program for one year and an Overall Program Design for three years will be prepared and estimates of cost prepared. (Our Division is now limiting the maximum grant funds to any one community to $5,000 per year, on a one year funding basis.)

4] If at the time we and the community concur in the annual work program and overall program design, as well as the cost of the annual work program the community expresses an interest in having this work done by a private consultant, we will then contact a number of private consultants to see if they would like to undertake this work. Interviews would be held by our Division and the local people, in the community, with the interested consultants, and the best consultant for the job selected.

5] Our Division would then proceed with the application on behalf of the community, and once the grant funds were obtained we would enter into a contract with the community and a subcontract with the consultant.

Division of Community Planning, North Carolina Department of Local Affairs.
March 3, 1970.

STATE OF NORTH CAROLINA
DEPARTMENT OF LOCAL AFFAIRS

G. IRVIN ALDRIDGE
DIRECTOR

RALEIGH 27602

GEORGE J. MONAGHAN
ADMINISTRATOR
COMMUNITY PLANNING

April 6, 1970

THE "701" ADMINISTRATIVE PROCESS

The following describes the major steps which are usually taken in obtaining and carrying through a local planning program as administered by the Division of Community Planning.

I. ORIENTATION AND WORK PROGRAM PROPOSAL:

We receive a request from the community to tell them about our program. A staff planner or area office director meet with representatives of the interested community (usually the governing body) and discuss with them the following:

a] Information about the Division of Community Planning

b] What comprehensive planning is all about.

c] What "701" is about.

d] What the program is apt to cost.

e] What our procedures are for obtaining assistance.

f] The organization of a planning board.

II. PROGRAM PREPARATION:

After an initial meeting where some problems and prospects of the community are discussed, the planner or area office director will return to the community and, with local help, prepare a reconnaissance survey that identifies local problems and potentials that need the attention of the planning program. From this survey, a recommended one year work program, as well as a longer range three year work program is developed. The reconnaissance survey, work program and estimated cost is reviewed by the local governing body and by the Division of Community Planning Administrator in Raleigh.

III. ADOPTION OF RESOLUTION BY LOCAL GOVERNMENT:

When agreement is reached on program and cost, the local governing body adopts a resolution requesting the Division of Community Planning to apply to HUD for matching federal grant funds to undertake specified work. The resolution is sent to the Division of Community Planning.

IV. APPLICATION TO DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT:

The Division of Community Planning then proceeds to make an application to the Department of Housing and Urban Development for matching federal funds. As part of the package for application, the following items are necessary:

1] A signed resolution by the community; 2] a statement of the proposed one year work program; 3] a tentative three year work program; 4] a breakdown of federal and local shares of funding; 5] the reconnaissance survey, and, 6] an initial housing element. Both No. 5 and 6 are also endorsed by the local governing body prior to submission to HUD. There is no cost to the community for the preparation of #5 and 6 by DCP planners.

V. APPROVAL AND CONTRACT:

When the application is approved by HUD, normally within one month after application, the Division prepares and submits a proposed contract to the local governing body for execution. At that time the community is asked if they would prefer to use local planning staff, a private planning consultant, or staff of the Division of Community Planning to carry on its work program. If a private planning consultant is preferred, the Division Administrator and the local governing body interview a number of qualified consultants and select the one to do the work. If either local planning staff or a private planning consultant is used, the Division of Community Planning executes a subcontract with them for the work to be performed and supervises them in the execution of that work. If staff of the Division of Community Planning is chosen, the work is assigned to a staff planner by the Area Office Director and work is begun.

VI. LOCAL PAYMENT:

The local share of the cost is due thirty days after execution of the contract between the Division and the local governing body. In hardship situations, the Division can negotiate a different payment schedule with the local government, but the Division must have receipt of local funds before it can requisition matching Federal grant funds.

VII. BEGINNING OF THE PROGRAM:

The planner now undertakes the work as stated in the contract, working closely with the local planning board. He attends all local meetings related to the contract, and prepares the work in draft form for local and Division review and approval, prior to publication.

VIII. END OF PROJECT:

The project expires at the end of one year, but can be continued on a year to year basis if the local governing body requests it. Planning is of little value unless it is a continuing program that improves the quality of local government and private development decisions.

ELIGIBLE TYPES OF ASSISTANCE

A local planning program may consist of the preparation of specific maps, studies, plans, budgets, and/or ordinances or it may consist of the provision of advisory assistance with development problems and potentials. Priority for federal grant funding is given to local planning programs that give weight to:

a] Low income and minority opportunity. Planning directed toward ameliorating the housing, transportation, employment and other deficiencies of low-income and minority groups within the community;

b] Human resources development. Planning aimed at full utilization and development of the human resources within the community, including public manpower needs and resources and citizen participation;

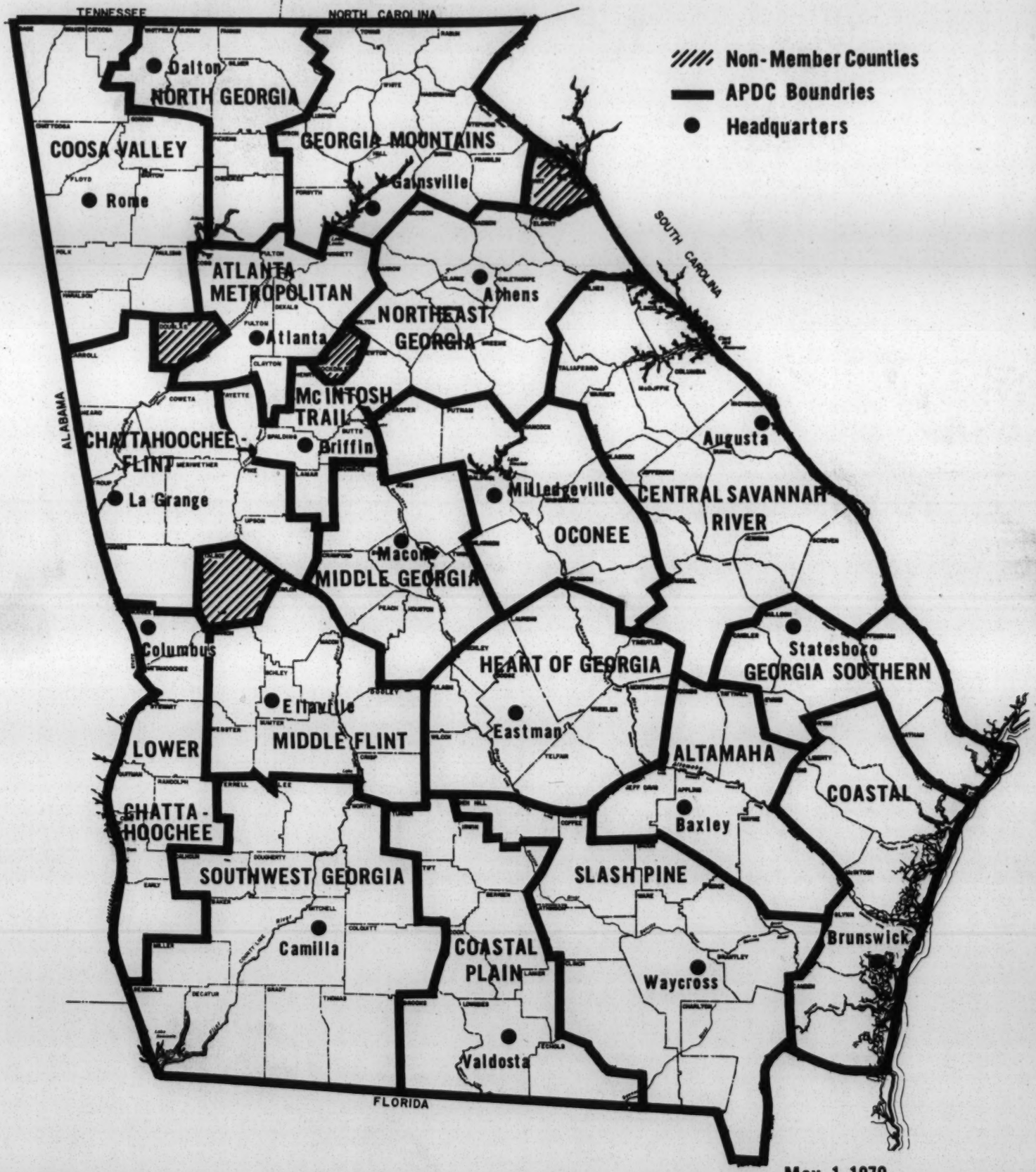
c] Implementation of plans, including budget preparation, administrative reorganization and development project review; and

d] Intergovernmental coordination. Planning activities directed toward development undertaken at the most appropriate level of government and for coordinating development between local governments.

MAXIMUM GRANT AVAILABLE

In order to make North Carolina's allocation of matching Federal grant funds available to more communities, the Division of Community Planning limits the Federal grant funds for any one planning program to $5,000 a year. To utilize a $5,000 Federal grant, local matching funds of $2,500 would be required, as well as overhead funds of $750. Thus, the maximum local cost of a Federally assisted local planning program is $3,250 per year.

AREA PLANNING AND DEVELOPMENT COMMISSIONS



May. 1, 1970

OFFICE OF THE GOVERNOR
BUREAU OF STATE PLANNING AND COMMUNITY AFFAIRS
270 WASHINGTON ST., S.W. / ATLANTA, GA. 30334 / 524-1521
H. OLIVER WELCH
State Planning and Community Affairs Officer

DIRECTORY OF N.C. COMMUNITIES ASSISTED THROUGH
THE 701 LOCAL PLANNING ASSISTANCE PROGRAM

CURRENT PROJECTS
July 1, 1970

MUNICIPALITIES

Ahoskie 118
Albemarle 76

Banner Elk 131
Benson 131
Biscoe 79
Brevard 72

Canton 120
Carrboro 109
Cherryville 103

Eden 122
Elizabeth City 131
Edenton 75

Farmville 131
Franklin 102

Gastonia 107
Granite Quarry 131

Hamlet 131
Hendersonville 96

Kernersville 131

Landis 131
Laurinburg 84
Lexington 95

Madison-Mayodan 92
Mars Hill 93
Mebane 98
Mooresville 89
Morehead City 68

Newport 131

Plymouth 131

Red Springs 108
Reidsville 113
Roanoke Rapids 124

Salisbury-Spencer-E.Spencer 123
Selma 131
Siler City 104
Southern Pines 119
Statesville 91

Thomasville 131

Warsaw 94
Washington 121
Whiteville 90
Williamston 106
Wilson 131
Winterville 105
Winton 131
Wrightsville Beach 78

COUNTIES

Ashe-Alleghany 100
Anson 131
Avery 81
Brunswick 110
Caldwell 131
Carteret 131
Chowan 131
Cleveland 88
Craven 97
Gaston 125
Hertford 131
Lee 99
Madison 131
McDowell 101
Montgomery 131
Pamlico 131
Robeson 69
Rowan 131

plus 25 non-federal projects

DIRECTORY OF N.C. COMMUNITIES ASSISTED THROUGH
THE 701 LOCAL PLANNING ASSISTANCE PROGRAM

COMPLETED PROJECTS
July 1, 1970

MUNICIPALITIES

Aberdeen 54
Ahoskie 23-54
Albemarle 21-28-39
Andrews 23-55
Apex 19-35-61
Aurora 41
Ayden 20-24

Banner Elk 35
Beaufort 14-62
Belhaven 37-61
Belmont 35-61
Benson 12-26
Black Mountain 61
Boiling Springs 82
Boone 21
Brevard 16-24
Bryson City 44
Burlington 17-39
Burnsville 62

Canton 17-26
Carolina Beach 5-61
Carthage 28
Cary 7-11
Chadbourn 35
Chapel Hill 2-12-20-23-34-43
Cherryville 42
Clinton 3-7-24
Clyde 16
Columbus 34
Concord 24-42
Conover 3
Cornelius 54

Davidson 54
Dobson 12
Draper 27
Drexel 42
Dunn 19-27-42-66

East Spencer 45
Eden 54
Edenton 42
Elizabeth City 3-7-12-24-39
Elizabethtown 38
Elkin 12-61
Elon College 58
Enfield 34
Erwin 61

Fairmont 28-44
Farmville 17-28
Fayetteville 13
Forest City 7-85
Franklin 8
Fuquay-Varina 23

Glen Alpine 45
Goldsboro 3-39
Graham 7-34
Granite Falls 20
Granite Quarry 61
Greenville 26

Halifax 38
Hamlet 42-73
Havelock 14-20-71
Hazelwood 14
Henderson 3-7-61
Hendersonville 17-34-61
Hertford 23-39-61
Hickory 3-28
Highlands 7
Hillsborough 39
Hot Springs 17
Huntersville 54

Jonesville 3-24
Jamestown 19-39

Kings Mountain 26-42
Kinston 3-9-15

Lake Waccamaw 61
Landis 21-45
Laurinburg 2-7-26-45
Leaksville 27
Lexington 3
Liberty 28
Lincolnton 27
Littleton 12
Long Beach 28
Louisburg 19
Lumberton 21-28-34-44

Madison 11-39
Maiden 67
Mars Hill 34-55
Marshall 62
Maxton 8-12-19-37
Mebane 42
Mocksville 3-7
Monroe 20-35-39
Mooresville 3
Mount Airy 7-19-42
Mount Gilead 19
Mount Holly 7-17
Murfreesboro 17-28
Murphy 17-34

Nags Head 14
Nashville 24
New Bern 9-12-17-34
Newport 62
Newton 3
North Wilkesboro 8-23-37

Oxford 28-61

Parkton 2
Pilot Mountain 12
Plymouth 26

Raeford 3-7
Randleman 37-61
Red Springs 41
Reidsville 12-27-45
Roanoke Rapids 8-21-38
Robbins 37
Robersonville 61
Rockingham 7-12-19-22-34-61
Rocky Mount 8-23-42
Roseboro 17
Roxboro 19-28-45
Rutherfordton 39

Salisbury 3-7-54
Saluda 27
Sanford 16-28-45-86
Selma 8-17-28-42
Shelby 12-26-42
Siler City 54
Smithfield 19-20-42
Southern Pines 37-54
Southport 62
Spencer 3-7-20
Spindale 74
Spray 27
Spruce Pine 24-55
Stantonsburg 24
Star 14-26
Statesville 54
Sylva 28

Tarboro 12-21
Taylorsville 27
Thomasville 3-24-45
Tryon 27

Valdese 45

Wadesboro 26
Wagram 28
Wallace 28
Washington 12-21-26-35-54

Waynesville 11-37
Wendell 19-34
White Lake 16
Whiteville 14-19-39
Wilkesboro 8
Williamston 45
Wilmington 7-21-39
Wilson 3-8-23-39

Zebulon 11-19-37-70

COUNTIES

Alamance 60
Alexander 83
Beaufort 54
Camden 35
Carteret 7-14-35-62
Chatham 77
Chowan 35
Currituck 28-35
Dare 14-17-35
Davie 61
Edgecombe 60
Gaston 56
Gates 35
Halifax 12
Haywood 16
Henderson 24
Hertford 39-61
Hyde 35
Jackson 34
Lee 45
Madison 62
Martin 39
McDowell 45
Nash 57
New Hanover 40
Northampton 12
Onslow 60
Pamlico 61
Pasquotank 34-35
Perquimans 35
Person 19
Polk 27
Rowan 56
Rutherford 16
Stokes 80
Surry 12
Tyrell 35
Union 34-54
Vance 42
Warren 12
Washington 35
Wayne 60
Wilkes 8-54
Yadkin 39

ARKANSAS PLANNING COMMISSION

GAME AND FISH BUILDING
CAPITOL MALL

LITTLE ROCK, ARKANSAS 72201

TELEPHONE
371-1211

WINTHROP ROCKEFELLER
GOVERNOR

JOHN M. PETERSON
EXECUTIVE DIRECTOR

ABBOTT F. KINNEY
DERMOTT
CHAIRMAN

R. A. EILBOTT, JR.
PINE BLUFF
VICE-CHAIRMAN

July 10, 1970

Mr. Arthur C. Campbell
Associate Director
Housing and Planning Program
Southern Regional Council, Inc.
5 Forsyth Street N.W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

The following is in response to your letter of July 6, 1970, and corresponds to the number of questions asked.

1. The present programs and plans for towns up to 5,500 population entail the preparation of basic 701 planning studies with reliance on Federal funding assistance. Over 70% of the towns for which that type of assistance was used have populations less than 5,500 in number. The idea of the effectiveness of a "full" 701 program and plan, as well as its costs, for a town of less than 5,500 is worthy of debate.

2. Until recent months, staff from the University of Arkansas did provide 701 planning services. Emphasis this year is on providing initial staffing on a district level (of which there are eight in the State) to provide a planning assistance and services to small communities. Because of limited planning capabilities, use of consultants will continue to be heavily relied on, at least in the foreseeable future.

3. The State Planning Agency does not "directly" perform any planning for towns.

4. The block grant received from the Federal Government this fiscal year will provide for determining housing conditions in the State.

Commissioners: • Paul L. Giuffre, Fort Smith • R. A. Eilbott, Jr., Pine Bluff
Abbott F. Kinney, Dermott • Martin Borchert, Little Rock • Vance Scurlock, Jonesboro
Mauritz E. Friberg, Berryville • J. F. O'Kelley, Conway

5. Since no concensus exists as to the most pressing needs of most smaller towns, the answer could be mis-termed.

6. See number 3 above.

In general the resources of small communities do not suffice to meet their needs for planning. It seems that for the foreseeable future, continuance on Federal assistance will have to be maintained.

Do not hesitate to let us know if we can be further assistance.

Sincerely,

Armand De Laurell

Armand De Laurell, Consultant
City Planning Division

ADL:db

OFFICE OF THE GOVERNOR

BUREAU OF STATE PLANNING AND COMMUNITY AFFAIRS

270 WASHINGTON ST., S.W. / ATLANTA, GA. 30334 / 524-1521

H. OLIVER WELCH
State Planning and
Community Affairs
Officer

July 10, 1970

Mr. Arthur C. Campbell
Associate Director
Housing and Planning Program
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

Your letter of July 6, 1970 to the State Planning Officer has been referred to this office for reply.

Answers to your questions are being researched and the information will be provided as soon as it is assembled.

Sincerely,

Edwin C. Adams

Edwin C. Adams
Chief, Office of Regional Planning

ECA:jf

STATE OF NORTH CAROLINA

DEPARTMENT OF ADMINISTRATION

RALEIGH 27602

ROBERT W. SCOTT
GOVERNOR

W. L. TURNER
DIRECTOR

July 13, 1970

Mr. Arthur C. Campbell
Associate Director
Housing and Planning Program
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

Thank you for your interest in the planning assistance which North Carolina is supplying its small communities and rural areas. Our State provides professional planning assistance through HUD's 701 Comprehensive Planning Assistance Program. This service is furnished by the Division of Community Planning of the Department of Local Affairs.

In reference to the six questions which you have asked in your letter, I feel that the enclosed information will answer all of these except question number four.

In regard to question four, both the State Planning Division in my department and the Governmental Relations Division of the Department of Local Affairs are involved in Operation BREAKTHROUGH. Our plan for BREAKTHROUGH was recently approved by HUD, and we are just getting underway in this endeavor. Please find a copy of this plan enclosed.

If you require further information, please feel free to contact one of the following people in Raleigh 27602.

Mr. Ronald F. Scott, AIP
State Planning Officer
State Planning Division
N. C. Department of Administration

Mr. George J. Monaghan, AIP
Administrator
Division of Community Planning
N. C. Department of Local Affairs

Mr. Graham Pervier
Administrator
Division of Governmental Relations
N. C. Department of Local Affairs

Sincerely,

W. L. Turner

William L. Turner

Enclosures

cc: Mr. Scott
Mr. Monaghan
Mr. Pervier

STATE OF SOUTH CAROLINA

Office of The Governor

Columbia 29201

ROBERT E. MCNAIR
GOVERNOR

STATE PLANNING AND GRANTS DIVISION
915 MAIN STREET
PHONE (803) 758-3307

July 14, 1970

MEMORANDUM

TO: Bill McInnis

FROM: Fred Bell

SUBJECT: Southern Regional Council Housing Survey

Following are my responses to each of the six questions set forth in Arthur Campbell's letter to you, dated July 6th:

1. I don't know that the State, or at least our agency, "sponsors" any programs for towns under 5,500. As you know, we do administer the 701 Program which is most significant in terms of generating and maintaining interest in local planning programs. If that can be defined as "sponsorship" then we do indeed "sponsor" a program. I don't think that's what they mean by the term "sponsor," though.

2. I am enclosing a copy of our Planning Manual which I think sufficiently answers this question.

3. The answer to this, of course, varies from year to year. At the present time, we have over 30 active planning programs underway. Of this number, approximately 24 of them are in municipalities of 25,000 or less. As you know, the vast majority of our cities and towns are under 25,000 so it is fair to say that a high percentage of our effort is devoted to communities of this category. The above figures do not, of course, reflect the many requests we have throughout a given year for initial, continuing, or specialized planning assistance.

4. This question really does not apply to us although I know of no "programs," as such, that exist at this time.

5. It's hard to generalize here. Our towns "need" most everything. Naturally, the Housing Element is a "need" since it is now a prerequisite for additional 701 funding. In fact, HUD comes very close to requiring that this be a basic part of any local planning program financed with 701 money nowadays. Generally, the need in terms of housing studies at the local level is quite broad in range. Most of our communities do not keep adequate records on permits, inspections, etc. There is a need here. Many of our communities have very little information documenting the nature and type of whatever housing problem they might have. The shortcomings here may range from available sites, housing availability and conditions, to needs by income level, past experience in housing construction, future prospects, housing market, available federal aid programs, financing, etc. When it comes to housing, you can almost name it and it's a cinch they will need it. One observation: there are some communities where the leadership has not yet recognized that they may have a housing problem.

6. Again, I think this is covered in our Planning Manual.

FKB/lkl

State Planning

COMMONWEALTH OF VIRGINIA
GOVERNOR'S OFFICE
OFFICE OF ADMINISTRATION
DIVISION OF STATE PLANNING AND COMMUNITY AFFAIRS
1010 JAMES MADISON BUILDING
109 GOVERNOR STREET
RICHMOND, VIRGINIA 23219

CHARLES H. GRAVES
DIRECTOR

COMPREHENSIVE COMMUNITY PLANNING SECTION
TELEPHONE (703) 770-4966

July 16, 1970

Mr. Arthur C. Campbell
Associate Director
Housing and Planning Program
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

In reference to your letter of July 7, 1970, to Mr. T. Edward Temple concerning our planning and housing programs, let me attempt to answer your questions in the order in which you asked them.

1. Our Division of State Planning and Community Affairs has an extensive program through which we provide local planning assistance to small cities, towns, and the more rural counties. Our Comprehensive Community Planning staff of ten planners deal primarily with State financed planning assistance for such localities. Each planner normally works with about six communities at one time, for a period of around two years. The planning work normally includes the development or revision of a plan followed by the development or revision of zoning and subdivision regulations.

2. Urban counties or municipalities with population approaching 25,000 normally require more extensive services than can be provided by our staff without short-changing other localities awaiting services; therefore, we channel our limited 701 funds into these larger localities. Because of our Division's priority to regional planning district programs; however, the localities assisted through 701 are becoming fewer in number.

3. Including the short range planning assistance which we occasionally render to localities the number of jurisdictions receiving assistance would be around 75 per year.

4. Like most states, Virginia has not been active in housing programs in the past. We are just beginning to initiate work on our State housing element which is consistent with current HUD requirements.

5. We feel that the smaller towns in Virginia are generally receiving all of the preliminary study that they need; however, since the smaller towns come under our State financed assistance they need not go through the occasional academic exercises which HUD sometimes requires.

6. Our policy for contracts for studies for individual smaller towns is very informal. We require in each case a written request from the governing body and the planning commission. As soon as our workload allows, we assign a planner to work with the locality as his schedule permits. We have no formal contracts nor are there any direct charges.

Enclosed is a brochure describing our basic program. If you desire more detailed information on how our program works, please let us hear from you.

Very truly yours,

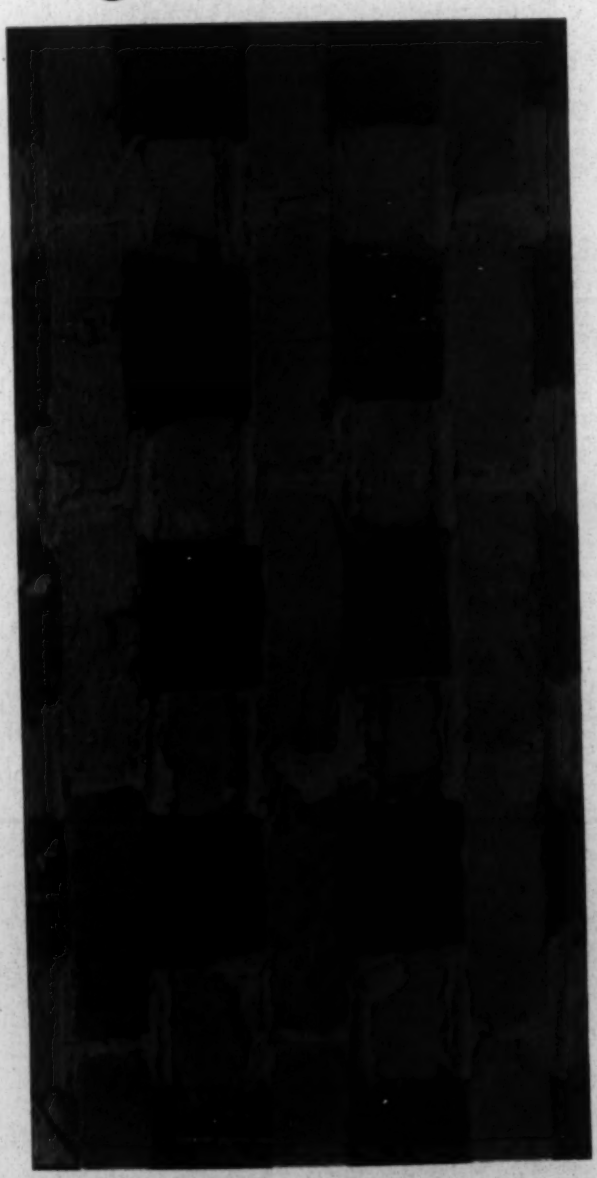
Williard L. Smith

Williard L. Smith, A.I.P.
Senior Planner

WLS/hlh

Enclosure

Virginia Planning Assistance Program



Basic Program

Organization

A representative of the Division of State Planning & Community Affairs will meet with the local planning commission to: (a) help organize the commission; (b) prepare necessary bylaws; (c) discuss planning objectives and local planning problems; and (d) discuss in detail the services of the Division of State Planning & Community Affairs.

Legislation

Virginia's planning legislation will be studied with emphasis on planning commission responsibilities and the preparation of the comprehensive plan. Legislation relating to plan implementation will be studied in detail at a later time in connection with the development of regulations.

Mapping

If no maps suitable for planning studies are available, a base map of the planning area will be prepared at a desired scale from various existing maps, aerial photographs, and field surveys. The base map will be widely used throughout the planning program as a means of presenting information, analyzing findings, and expressing ideas in a graphic form.

Existing Land Use

An inventory and analysis of existing land use is of primary importance because a major end-product of the planning process will be a projection of amounts and locations of various land uses to a future date. Attention will be given to both quantity and location of residential, commercial, industrial, and other groupings of land uses. The relationships among the uses will be studied and problem areas will be delineated.

Land Capability

A general study of land capabilities will be made. Physical characteristics such as flood plain, steep slopes, watershed structure, soil types, and other natural geographic features will be analyzed in regard to their present and potential influence on development.

Economic Base

The health and vitality of the area economy will be examined, since it is a basic determinant of both population growth and development expansion. Areas of study will include retail and wholesale trade, services, manufacturing, agriculture, and employment with an emphasis on growth trends in each area.

Population

Population trends for the area will be studied to determine past rates of growth and probable future rates of growth so that land area requirements per person can be determined as a basis for future projections. Components of population change and population shifts will be

noted. Population characteristics will be analyzed in terms of age-sex groupings, ethnic groupings, density and spatial distribution.

Public Facilities

An inventory of public facilities will be made, with emphasis on planning implications. General studies of the transportation network, water and sewerage facilities, and school and recreation facilities will be conducted. The effect of the various public facilities on existing and future development will be determined.

Projections

After all the basic planning studies have been completed, they are of maximum use only if they are related to each other. At this point an appropriate planning period (usually approximately 20 years) will be selected. Projections of each land use need will be made, in view of projections of population and economy. Projected demands on public facilities will follow.

Comprehensive Plan

The comprehensive plan is a number of things, the most obvious form being a graphic presentation of the amount and location of future land uses. These projected land uses will be designed in an orderly and functional manner, their arrangement being closely related to proposed transportation facilities. The actual design of the proposed plan will reflect the findings of all the investigations described thus far and is the

end-product of all the previous steps.

The purpose of the comprehensive plan is to serve as a guide for all public and private decisions relating to land development. Unless the plan influences land development, it is of little value. In order to insure the effectiveness of the comprehensive plan, a process of implementation must be followed by the locality.

Implementation

Implementation methods include the following: zoning, subdivision regulation, capital improvements programming, official mapping, and urban renewal. A particular locality may not need or desire to use all these methods, but would by necessity use some combination of them. Zoning and subdivision ordinances which control the land use, height and setback of buildings, division of land, and provision of minimum improvements are most essential to any locality. Ordinances geared to regulating development and implementing the plan will be prepared for adoption by the locality.

Periodic Re-evaluation

The planning process is continuous and since the plan is a flexible document, it must be re-evaluated whenever a change occurs in the basic premise upon which it is based. For this reason, the law specifies that the plan be reviewed at least once every five years, to determine whether it is advisable to amend the plan. The Division is available for technical assistance in the review process.

Local Planning Assistance

Designed by: Tom Jones

Local planning assistance is a service the Division of Planning offers to interested counties, cities, and towns through the Local and Regional Planning Section. This service is based on the premise that localities should be encouraged to plan and regulate development for the benefit of their citizens and that Virginia, as a whole, will benefit from such planning.

In order to formally qualify for local planning assistance, three requirements must be met: (a) the local planning commission must adopt a resolution requesting the services of the Division in carrying out a comprehensive planning program; (b) the governing body must adopt a resolution endorsing the planning commission's request for services; and (c) copies of both resolutions must be sent to the Division of State Planning & Community Affairs, Local and Regional Planning Section, 1010 Madison Building, Richmond, Virginia 23219.

Upon qualifying for local planning assistance, the locality will be assigned a consulting planner from the Division, who will work with the local commission throughout the planning process. He will conduct the required technical studies and advise the local commission on all aspects of the program. A waiting period may be experienced before the actual assignment is made, depending on the work load of the Division. The program normally requires from 20 to 30 planning commission meetings for completion. Included is a basic outline of the local planning assistance program, which may vary slightly from locality to locality.

Commonwealth of Virginia / Governor's Office
Division of State Planning and Community Affairs

OFFICE OF THE GOVERNOR

BUREAU OF STATE PLANNING AND COMMUNITY AFFAIRS

270 WASHINGTON ST., S.W. / ATLANTA, GA. 30334 / 524-1521

H. OLIVER WELCH
State Planning and
Community Affairs
Officer

July 16, 1970

Mr. Arthur C. Campbell
Associate Director
Housing and Planning Program
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia

Dear Mr. Campbell:

In response to your letter dated July 6, 1970, the following general information is provided in the order of the questions you raised:

1. The Bureau of State Planning and Community Affairs administers and coordinates the following Federally assisted programs, which include towns with populations below 5,500 and which meet specified program requirements, located within the following areas:

   Statewide -
   Comprehensive Planning Assistance (701); Omnibus Crime and Juvenile Delinquency Acts; Federal Land and Water Conservation Funds.

   Regional Areas -
   Appalachian Regional Commission (ARC) (35 counties in Georgia); Coastal Plains Regional Commission (CPRC) (86 counties in Georgia); Economic Development Districts (EDD) as determined under the Economic Development Act of 1968 (12 APDC's in Georgia).

   Area Planning and Development Commissions -
   The Georgia General Assembly annually appropriates funds for the financial support of the 19 Area Planning and Development Commissions in Georgia. (See map enclosed - allocation of State grants based upon local government contributions to support of an APDC.)

2. The BSPCA does not prepare in-house, HUD funded 701 planning studies/reports for any towns/cities in Georgia. The Bureau contracts principally with the APDC's and to a minor extent with private planning consultants to accomplish the HUD approved annual planning work program studies for specified towns/counties of Georgia. The Bureau staff assists in formulation of annual planning work programs, applies certain priority evaluations to applications received from planning agencies (APDC's usually), and prepares the annual State application to HUD. Following approval of the annual application by HUD, the Bureau 701 staff prepares contracts, administers and manages the programs, providing technical assistance to our planning contractors. The current HUD Program, for the period June 1, 1970 to May 31, 1971, includes planning studies for 16 towns, 8 counties, and 7 non-metropolitan regions (APDC areawide). We are utilizing under contract 11 APDC's and two County Planning Department/Commissions and one private planning consultant to do this work.

3. None directly. (See paragraph 2 above.) Planning inputs into Statewide plans, Coastal Plain and Appalachian regional plans are usually developed by the appropriate APDC staffs.

4. The Bureau is providing staff support to the Governor's Committee on Housing, which is currently holding a series of 12 public hearings in major cities around the state. Additionally, the staff provides inputs/support to the legislative committees on housing when in session. Further, the development by the Bureau staff of a State Housing Goals report is in the formulative design stage. A technical manual for use by APDC's in aggregating the housing market for their respective areas has been developed by the Bureau staff (currently in draft). The capability for the Bureau staff to provide technical assistance and advice on statewide housing matters is being developed. Also the Bureau serves in a coordinative role with respect to the HUD sponsored Operation BREAKTHROUGH effort.

5. Initial Housing Elements (to meet HUD 701 requirements) have been prepared largely by the APDC staffs for their respective towns/counties involved in the 701 program. Presently five (5) of the seven (7) APDC's, with recently approved applications for 701 planning assistance funds, are preparing housing related studies for their areas, some of which studies include housing market analyses for their localities and on an areawide basis. Of the remaining 12 APDC's, Coosa Valley, North Georgia, Northeast Georgia, McIntosh Trail, Oconee, Southwest Georgia, and Georgia Southern have not yet prepared areawide initial housing elements but most have prepared such housing studies for certain selected communities within their planning jurisdiction.

6. Presently, it is Bureau policy to contract with the successful APDC applicants for non-metropolitan and local - HUD 701 planning assistance, to prepare the previously identified studies for the communities under their planning jurisdiction. However, some APDC's provide additional services by preparing certain studies for small towns, utilizing financial resources provided by such localities. The latter effort is determined as a matter of policy by each APDC Board of Directors.

In general, the Bureau is not directly involved in HUD 701 funded planning assistance for metropolitan (SMSA) planning, but is currently involved assisting certain towns and counties within the Atlanta Region Metropolitan Planning area. The amount of financial assistance available for 701 planning in Georgia is, of course, dependent upon the availability of Federal funds earmarked for Georgia. This past year, this Bureau received annual applications for areawide and local planning assistance from subordinate planning agencies throughout the state, amounting to $845,544 in Federal grants. HUD was only able to earmark $258,491 grant funds for this purpose.

Since January 1, 1968, there have been approximately 46 predominantly rural counties and 62 towns for whom 701 assisted planning studies have been undertaken and completed as of December 31, 1969. An additional 26 counties and 48 communities have had 701 assisted planning studies underway or prepared since January 1, this year, most of which were completed by June 1, 1970.

You are no doubt aware that there are certain other Federal assistance programs available to communities of under 5,500. The Farmers Home Administration, under the U. S. Department of Agriculture, provides rural area housing and water-sewer planning assistance. However, these programs/project proposals are not administered by this Bureau, except as relates to the Bureau's performing its role as the State Central Clearinghouse for applications for Federal assistance, under the terms of BOB Circular A-95.

Enclosed for your information is a copy of the Georgia Acts pertaining to this Bureau and a copy of the Georgia General Planning Enabling Act, updated through the 1970 session of the General Assembly. You may also find the enclosed 1970 State Investment Plan informative.

If you have any further questions concerning these items, please contact this office.

Sincerely,

Edwin C. Adams

Edwin C. Adams
Chief, Office of Regional Planning

ECA:jf

Enclosures

STATE OF SOUTH CAROLINA
Office of The Governor
Columbia 29201

ROBERT E. MCNAIR
GOVERNOR

STATE PLANNING AND GRANTS DIVISION
915 MAIN STREET
PHONE (803) 758-2946

July 28, 1970

Mr. James W. Mills
Regional Breakthrough Manager
Housing Assistance Office
Dept. of Housing & Urban Development
Peachtree Seventh Building
Room 645
Atlanta, Georgia 30323

Dear Mr. Mills:

This letter is a reply to your correspondence of July 9 in which you requested a short summary of current and future activities related to "Operation Breakthrough." The following narrative outlines what we in South Carolina consider to be the major actions that have been taken to improve housing conditions in the State. Appropriate documentation, such as minutes, memoranda, etc. is included to further amplify comments in this letter.

The leadership of State government in South Carolina has for some time been aware of and concerned about the State's poor housing situation. The State's leadership is also knowledgeable about "Operation Breakthrough" and has indicated that the State intends to fully participate in the program. The following narrative highlights South Carolina government's primary activities related to housing and "Operation Breakthrough."

Governor McNair, in an April, 1969 speech to the Carolinas' Council of Housing and Redevelopment Officials emphasized his concern for improving housing conditions in the State. Among other things, the Governor said, ". . . basic to the needs of everyone is a decent place to live." He continued by emphasizing that the State is ". . . looking at the total housing needs of our people, and how it must be coordinated with the growth planning of a community." As an expansion of this concept, the Governor said, ". . . we must provide our people with the type of social, educational and health environments which will permit every individual to achieve his fullest potential."

In his 1970 State of the State message in January, Governor McNair reiterated the State's commitment to improve the housing situation and recognized the possible role of "Operation Breakthrough." He said,

> The State must take a leadership role in making housing one of the priority needs of the seventies, and it must mobilize all public and private resources, including such new programs as Operation Breakthrough, in attacking this problem.

In the summer of 1969, Governor McNair appointed an Advisory Housing Committee chaired by Lt. Governor John C. West, who has taken a personal interest in the State's housing situation. The Committee is composed of citizens from local government, the financial and real estate trades, the academic community, the homebuilding industry and the minority community. This Committee has been charged with the responsibility for formulating policy and recommending legislation to the Governor. The full Committee has met four times since its appointment and there have been numerous subcommittee meetings. It has been fully apprised of important housing issues, available Federal funds for housing, Federal and State legislation pertaining to housing and "Operation Breakthrough" matters. (Enclosures 1 & 2)

The Educational Activities subcommittee of the Governor's Committee sponsored a State-wide Housing Symposium in March, 1970 attended by about 300 persons throughout the State. The purpose of the Symposium was to focus attention on housing, emphasize State government's concern about housing conditions and consider legislative proposals for improving and increasing the supply of housing. (Enclosures 3 & 4)

In an effort to stimulate housing activity, especially for the low and moderate-income families of the State, the Committee unanimously urged the adoption of the following four bills during the 1969-70 session of the General Assembly: (1) the repeal of laws preventing municipalities of less than 3,800 population from establishing housing authorities and developing housing for low-income families; (2) the alteration of legislation which prevents counties with less than 50,000 inhabitants from establishing housing authorities and developing housing for low-income families; (3) the authority to permit appropriate public bodies throughout the State to condemn property and undertake urban renewal and sell the cleared property for private as well as public reuse; and (4) the authorization to permit the erection of factory-built houses and housing sub-systems and components which meet the standards of the Department of Housing and Urban Development anywhere in the State. (Enclosure 5)

Two of the four above-described laws (1) and (4) advocated by the Advisory Committee were passed into law by the General Assembly during its past session. Each of the two is expected to have a significant and positive effect relative to the provision of sound housing for the State's low and moderate-income families.

Municipalities with less than 3,800 population are now legally permitted to establish housing authorities of their own and provide public housing for low-income families. (Enclosure 6) Previously, such municipalities were under the jurisdiction of one of the State's three regional housing authorities. Some of these housing authorities, established by State legislation in the 1930s, have not been very active, thus hindering local desires to provide housing for their needy citizens.

The most significant bill the General Assembly passed was that to permit the erection of those factory-built houses which meet construction standards of the Federal Housing Administration anywhere in the State, local building codes notwithstanding. (Enclosure 7) A great amount of time and attention was devoted to this bill by the Housing Committee, the State Planning and Grants Division, the State Director of Federal Housing Administration,

and HUD officials in Atlanta. It was drafted and supported as a direct result of the recommendations made by the Department of Housing and Urban Development in connection with "Operation Breakthrough." It would have been desirable for South Carolina to have taken an approach like that of California which has a department of housing and community development that formulates and administrates standards for factory-built housing. However, South Carolina does not presently have a comparable department or one that could properly undertake these responsibilities. In addition, the State does not envision such a department in the forseeable future. In light of the State's present situation, it was felt desirable to proceed now with Federal Housing Administration standards and localize the administration of the standards by requiring that the State Director of the Federal Housing Administration certify that the factory-built housing units meet established construction criteria.

Administrative arrangements to implement the housing legislation are currently being developed by the State's Housing Assistance Administrator, Mr. Clif Brown, State Director of the Federal Housing Administration, building inspectors throughout the State, the State municipal attorneys' association and myself. We do not envision any significant problems in the administration of this law after appropriate procedures are finalized. We feel that this procedure is a realistic approach that can be taken by less-populous States that do not have sufficiently large enough government operations to permit them to have a department of housing.

The Housing Committee is also keenly aware of the impact that Federal funds for housing can have on the construction of houses in the State. They are also aware that the low and moderate-income families of the State need additional Federal funds to assist them with their housing problems. Accordingly, the Committee requested that Governor McNair write Secretary Romney and request that additional housing funds be made available to the State. The Governor implemented their request. (Enclosure 8)

The State Planning and Grants Division, Office of the Governor, has been designated by the Governor to direct the State's technical activities in the areas of housing and "Operation Breakthrough" and to assist the State's multi-county district planning agencies with their commitments in these areas. As a result of this designation, the Division has directed and participated in numerous housing activities and has assigned appropriate personnel to this task.

In October, 1969 the Division submitted to the HUD Regional Office in Atlanta the report: Housing Program Design: an initial housing element. (Enclosure 9) The Division was notified on October 27, 1969 by Mr. A. Frederick Smith that the report had met all of the requirements of an acceptable initial housing element as specified by HUD.

In November, 1969 Division personnel first met with the Directors of all the staffed metropolitan and non-metropolitan district planning agencies in the State to distribute copies of the above-named housing report and disucss the roles and responsibilities of the various governmental levels involved in improving housing conditions in the State. Since that initial meeting, the Division and Directors have met almost monthly to determine and assign appropriate roles in the implementation of Breakthrough activities

in South Carolina. (Enclosures 10 & 11) In January, two memoranda to the District Directors explaining HUD's emphasis on and commitment to housing and suggesting an appropriate division of governmental responsibilities for the preparation of the Breakthrough Operations Plan were formulated. (Enclosures 12 & 13) The guidelines set forth in the January 21 memo are still generally being followed. The June memo to the Directors (Enclosure 14) is a further example of the Division's efforts to forward to the Districts information on housing and Breakthrough matters as it becomes available. The June memo concerns itself primarily with information obtained at the HUD sponsored Breakthrough meeting in Washington in May.

Personnel from the Division have also assisted Districts with Housing Symposiums. Two Districts have held Symposiums (Enclosure 15) which were widely attended by interested officials, developers and citizens from their area. These sessions have further helped spread the word about housing and "Operation Breakthrough."

The Division has attempted to play an essential and important liaison role in order to focus and stimulate attention on housing matters. Extensive cooperative arrangements have been developed with the Federal and State agencies involved in housing such as the Federal Housing Administration, Farmers Home Administration, Office of Economic Opportunity, Development Board, Clemson University and its extension services, the state-wide Electric Co-operative Association, the Districts, and local public officials and leaders. To strengthen this liaison role, Governor McNair in March, 1970 appointed me as the State's Housing Assistance Administrator within the Division. I have in the past been associated with home construction and real estate activities and, as a former Mayor of the City of Greenville, am fairly well known throughout the State. I am currently visiting municipalities and other interested groups throughout the State to assist them in understanding and utilizing Federal housing and related programs. To date, I have visited with about 45-50 communities throughout the State.

South Carolina State government is also currently engaged in other activities which will have a significant impact on improving housing conditions in the State. Most of these activities are being directed by the Housing Assistance Administrator. For example, negotiations have been initiated with the State Treasurer, Grady L. Patterson, Jr., to see if it would be possible to utilize State retirement, pension or other suitable funds to purchase South Carolina initiated residential mortgages insured by the Federal Housing Administration and Veterans Administration. Exact amounts have not yet been finalized, but it is hoped that as much as $3-4 million could be made available from State sources.

Extensive discussions and working sessions will continue to be held in the future with the Directors of the sub-State District Planning agencies. These will insure that there is coordination in the collection of information required in the Breakthrough Operations Plan.

Further activities related to housing are also being planned for the future by South Carolina State government. We hope to contact those housing producers selected in connection with "Operation Breakthrough" that are planning to manufacture housing structures compatible with the housing needs

of South Carolina citizens. We would like for them to counsel with us concerning our activities in housing and permit us to show them the opportunities for locating housing in South Carolina.

Currently in the thinking stages is a plan to have the State sponsor a prototype site for the erection of numerous types of housing units and the development of related facilities. Producers of housing and other related facilities would then have a place to "show their wares" to financiers, builders, realtors, and the general public. By having numerous types of housing on the same site it will facilitate visitation by the general public, simplify marketing procedures and increase competition. All of these factors would serve to permit the delivery of more and better houses for less cost to the South Carolina home buyer.

I have attempted to outline the major activities that have been taken and those envisioned by State government in South Carolina in the areas of housing and "Operation Breakthrough". We are confident that these activities will be of benefit to the citizens of this State as well as place South Carolina on a high priority for the implementation of housing and Breakthrough programs. Of necessity, however, this reply has not been all inclusive. We would like very much for you to come and visit with us in South Carolina and talk in more detail about how we might improve our efforts.

If we may provide additional information, please contact me.

Best regards,

David G. Traxler, Sr.

David G. Traxler, Sr.
Housing Assistance Administrator

DGT/lt

Governor Robert E. McNair
Lt. Governor John C. West
Mr. Edward H. Baxter
Mr. John Sams
Mr. Clifton G. Brown

Enclosures

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

CLAUDE R. KIRK, JR., GOVERNOR

JAMES G. RICHARDSON, SECRETARY

EMERGENCY GOVERNMENT TECHNICAL ASSISTANCE TRAINING AND PROFESSIONAL DEVELOPMENT
MIGRANT LABOR ECONOMIC OPPORTUNITY VETERANS AFFAIRS

July 29, 1970

Mr. Arthur C. Campbell
Associate Director
Housing and Planning Program
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

Your recent letter to Secretary Richardson relating to the problems of our smaller communities is of great interest. We realize it is the smaller community that has the greatest need for outside assistance and will (at least in theory) benefit the most from programs of this Department.

More specifically, we offer the following comments in answer to your questions:

1. None

2. At this time roughly 75% is being done by private consultants and local agency staffs. Within a short time we anticipate that all such work will be carried on outside our office.

3. Thru the "701" program we assist approximately a dozen communities each year. We could help many others if DHUD would provide sufficient funds.

4. At this time the state does not administer any housing programs. As part of this years' state planning program we are embarking on some housing studies revolving primarily around "operation breakthrough". State housing programs are expected to evolve in the near future.

5. Initial housing element, housing market analysis, and basic inventory material such as base maps, land use maps, and community facilities.

6. The agency has no specific policy. At this time we are not doing any contract work with individual small towns.

We hope these answers will be useful.

Sincerely,

Harry Schmertmann

Harry Schmertmann
Planning Manager
Technical Assistance

HS/bs

STATE OF SOUTH CAROLINA

Office of The Governor

Columbia 29201

ROBERT E. MCNAIR
GOVERNOR

July 31, 1970

STATE PLANNING AND GRANTS DIVISION
915 MAIN STREET
PHONE (803) 758-2946

Mr. Arthur C. Campbell
Associate Director
Housing and Planning Program
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

Your letter of July 26 to Bill McInnis has been forwarded to me for reply. A memorandum from Fred Bell answered, specifically, many of your questions and I am enclosing a copy of a letter recently sent to Jim Mills, HUD Atlanta, which explains our activities in the area of housing.

David G. Traxler Sr., Housing Assistance Administrator, and I spent a total of over two hours with Miss Bettieanne Childers discussing our housing activities.

Also enclosed is a copy of our Housing Program Design: an initial housing element.

I hope this has answered your questions, and if I may be of any further assistance, please feel free to contact me.

Best regards,

Steve Mayfield

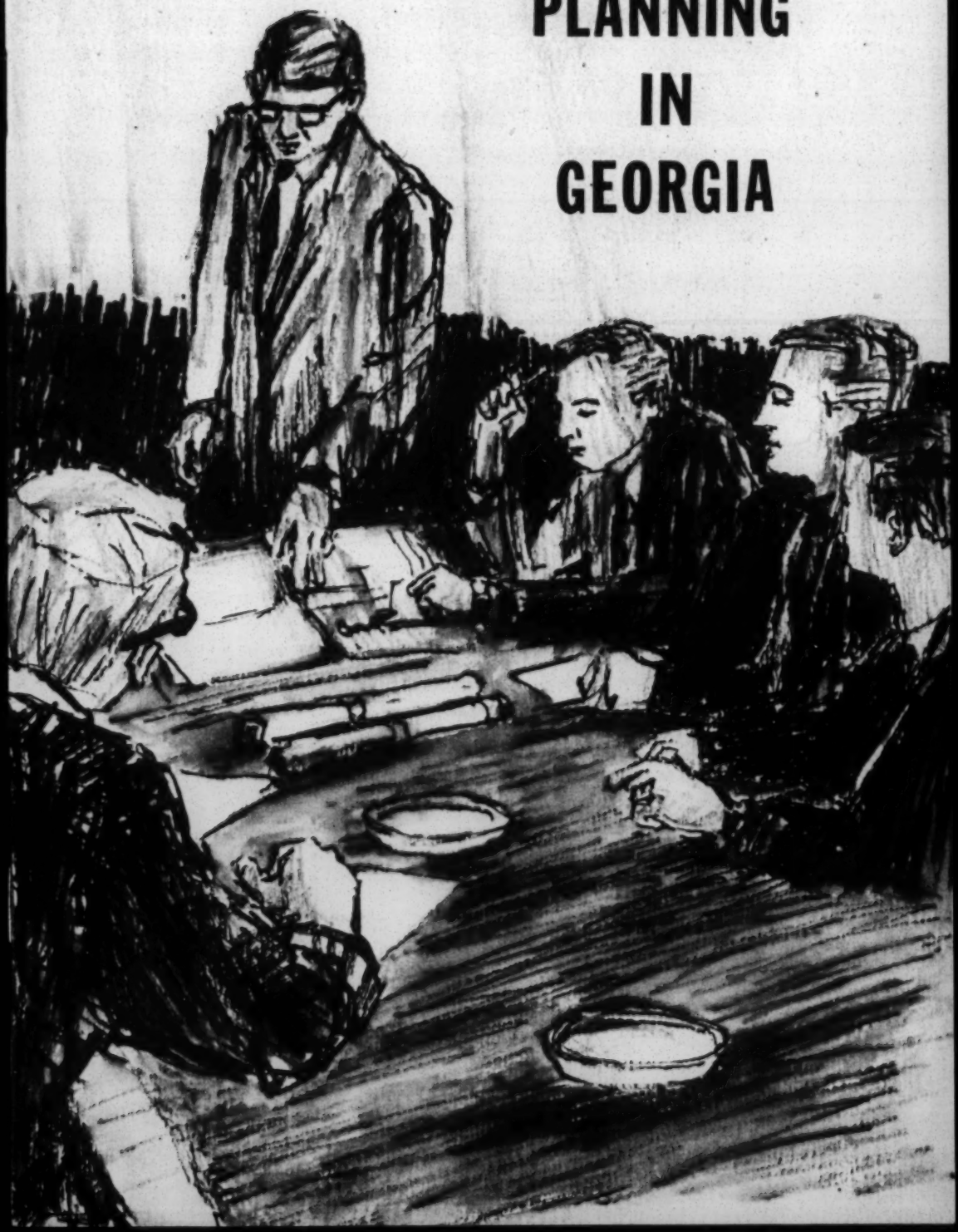
Steve Mayfield
Special Projects Administrator

LSM:lt

cc: William A. McInnis
David G. Traxler, Sr.

Enclosures

STATEWIDE PLANNING IN GEORGIA



PROMISES DEFERRED

Impressions of the Atlanta Model Cities Program

Summer Intern Report

by

William B. Hamilton

and

Janis Y. Coombs

The Urban Planning Project

Southern Regional Council

Summer, 1969

INTRODUCTION

This report is the result of a short period of time spent in two neighborhoods of the Atlanta Model Cities area. As summer interns at the Southern Regional Council, we were assigned to study the problem of citizen participation and we felt that the best way to do this would be to work with the Model Cities community organizers.

Part of this report is from a white point of view, and part of it from a black. However, we are together in our concern for the people of the six Model Cities neighborhoods, and for this reason, we are discouraged.

Originally, we had asked seven questions which we hoped to answer by the end of the summer. They were:

(1) What are the attitudes of those 16-25 towards their environment, their neighborhood, and the city of Atlant, etc.?

(2) What do young people want out of the Model Cities program, what do they see as its potentialities?

(3) What kind of role can/should young people play in Model Cities?

(4) How effective is the present system for youth involvement?

(5) Can young people work effectively within the system or must they be independent

of it? In other words, is cooperation between the Model Cities people and the area's youth doomed from the start unless these young people are allowed to set up, administer and control their own programs without the interference of the Model Cities authorities? Is such an arrangement feasible?

(6) What are the chances for improvement in youth involvement?

(7) What specific recommendations can be made to the Model Cities people in order to make both a qualitative and a quantitative improvement in youth involvement?

To some degree, we were naive in asking these questions. The answers to them should be evident in the following pages. This is not a scholarly report; we distributed no questionaires, and there is no bibliography nor are there any footnotes. Instead this is impressionistic and opionated. It remains for someone with more time and patience to do a detailed study of the Model Cities program. But it is our hope that the following pages will provoke some serious thinking about the Model Cities Program and what it reflects of this country's goals and priorities.

.....

PEOPLESTOWN AND THE AMERICAN IDEAL

America does not function according to love, equality, justice, morality or benevolence, but rather according to power. Since the birth of America, this power has been white power. It has been power used to the disadvantage of blacks. It is power that has controlled and determined the lives and destinies of generations of black people - power that caused and bred the poverty of the black ghetto- power that has exploited and oppressed and is still exploiting and oppressing black people - and power that keeps the black man begging for the handouts of the white master. It is the power that keeps the bureaucrat rich and black babies starving. This kind of power is the tool of the Federal Government and the Atlanta city government. The Model Cities program is an arm of this kind of power and perpetuates the idea that with the help of the white man, slum living can be brought up to middle class standards. Model Cities feels that the black man "working along with" the white man can make the slum a better place in which to live, to work and to raise children. I am leary of this ideal, for it has never worked before. It is the whole

American Ideal. Model Cities perpetuates this American concept -- a concept that to date has overlooked the existence, the abilities and the potential of black people living in America.

I went to Model Cities to "involve youth in the Model Cities program." Supposedly, "the program is intended to open up opportunities for the constructive involvement of citizens in the affected neighborhoods and the city as a whole in planning and carrying out of program activities."

I entered the Model Cities office extremely distrustful of what Model Cities was attempting to do. I had no faith in the program and I decided to make no attempt to influence young people to get involved in a program which I myself thought risky.

I was assigned to the Peoplestown Community - which Model Cities had artificially geographically designated as encompassing Atlanta Avenue and Ridge Avenue on the north and south extremes and Hill Street and Pryor Street on the east and west extremes. Peoplestown is the town of the people -- black people. It is an old community nestled a few blocks from the county courthouse, the Atlanta City Hall and the Georgia State Capitol. It is ironic that stately temples of power lie in such close proximity to powerless

masses.

Peoplestown is not very different from other black slum areas throughout southern cities. There are few property owners, many renters, and transients moving from rural areas to the city. There are multitudes of one-family dwellings that house one, two and three families. Some of the housing is completely dilapidated while others are badly in need of repair, and still others are extremely neat and well kept. According to the Peoplestown Planning Committee most people in Peoplestown feel that housing is either fair or poor. The houses sit very close together and very close to the street. The streets are generally in bad condition. They are very narrow and bumpy and when compared to streets in other parts of Atlanta are quite inferior. There is a preponderence of "one jump" barber shops, grocery stores, beauty parlors and joints. The Peoplestown residents have been deeply entrenched in the ways of the South -- its tradition, order, ritual and religion and as black folks who have for centuries been victims of the misuse of white power know full well the roles they are to play when dealing with "the man."

For an outsider -- even a black outsider -- to come into a community in which he is an unknown brought cold stares of

distrust and a silence that was broken only by the occassional "yes" or "no" response of a young person in answer to my questions. It is very difficult to work from the outside. For effective organization, it is mandatory that workers live within the communities in which they work. I arrived at Emmaus House, a community facility on the corner of Capital Avenue and Drew Street, looking bourgeois. This was my first mistake. I stepped from a white station wagon that had Model Cities in big bold lettering stamped all over it. I was introduced to Austin Ford, the director of the house, and the other workers as a staff member at Model Cities. They in turn introduced me to the few kids that frequented the house as a worker at Model Cities. Both young and old alike are distrustful of Model Cities and they were therefore distrustful of me. At first, I was given the cold shoulder by both young residents as well as the workers at the house. It should be mentioned that Emmaus House holds a peculiar position in Peoplestown. Emmaus House is white and Peoplestown is Black. It is run by white people and basically it is staffed by white workers although there are some few blacks who help out there. I cannot deny that Emmaus serves some useful purpose in Peoplestown for it helps residents with surplus food, keeps them in-

formed of their rights and is involved with the Tenants United for Fairness. However, here again we meet the seemingly inescapable problem of black people dealing with white people where the whites are in a position of giving and black are at their mercy. This does nothing to increase the building of a stronger black community, but keeps blacks at the mercy of the white man who enters his community loaded with the missionary spirit and manages to keep blacks clinging dependently to the great white father.

I was told about the general work of Emmaus House and that Emmaus House had no program for teenage youth and also that the best place to meet teenagers might be at the corner playlot on Crew Street. The playlot was no more than a graveled area with a portable pool, a couple of park benches, a makeshift table and some broken down basketball rings. In the evenings, I would sit there and talk to many of the young men who had nothing to do with their time but loaf around. After they found out that I was one of them, for example, that I too had been abused and used by our society, many of them warmed up and began talking with me about problems that existed within their community. Many of them could not pinpoint any particular problems and all were against any kind

of organized meeting. They had been "met" to death and Dennis - in whom they had complete trust (white, Emmaus House Worker) - had already outlined and was preparing a list of the recreational needs of Peoplestown. However, I was able to obtain from many of those who began to talk freely with me a list of their grievances about community recreation. Teenage Youth wanted:

(1) Expansion of the playlot on Crew Street into a full size block park. (after checking with Lou Oroz, Model Cities Physical Planning Coordinator, I learned that plans were in the making to expand the park. The Parks Department expects to have this land acquired by the Spring of 1970; development should be completed by next summer. I was told that the city was not able to acquire land faster than this schedule, and I passed this information along to Phil, who is working with Dennie from Emmaus House on the Recreational Facilities for this area).

(2) Remodeling an old house on Capital Avenue into a recreational hall. It is the youth's idea that the house would be open 24 hours a day. It would contain a jukebox, pool table, cards, T.V. and similar equipment that would help keep teens entertained. I should say here that the young people I was working with and those that frequented Emmaus House were from the west side of Captial Avenue. They do not consider themselves as real residents of Peoplestown, although Model Cities has designated them as such. They say they live over near Washington Street. There is a noticible split between the youth that live on the west and east sides of Capital Avenue. A gang rivalry has developed

and the boys from the west side do not break the invisible Capital Avenue barrier. The Stanton Park Recreation Center lies only four blocks away from these teens, but they refuse to go down to Stanton Park because they say that they are not wanted there, they would get into fights and most importantly, they would break the invisible barrier of going into a "badder" gangs territory. However silly this may sound, it is a problem and a very serious one. It is a problem that must be solved if youth are to develop meaningful ways of interracting with each other.

(3) Build a small gym on Crew Street playlot

(4) Plant trees to provide shade during the hot months on the playlot.

(5) Fence in present playlot

(6) Pave the basketball court on the playlot

(7) Put up regulation basketball rings on playlot.

These are the recreational wants and needs of youth on the west side of Peoplestown. Some form of organization of youth has been started by the workers at Emmaus House for this area. Emmaus cannot be expected to take the full responsibility for organizing youth, for those workers will always be on the outside because they are white. It is my hope that some internal organization can be formed by and for black youth for political action.

The situation in Stanton Park is somewhat different from that at Emmaus House. Stanton Park is also located in the

Peoplestown Community -- perhaps badly located. It is situated about four and one half blocks down Haygood Avenue, a street which runs off of Capital Avenue. The street is very narrow allowing for the passage of only one car at a time, and is dilapidated, bumpy, full of holes and in general need of repair. Stanton Park is stuck in a little corner at the dead end of Haygood. This is the only way in as well as out of Stanton Park, which makes it very unacessable.

I began my work in Stanton Park in the middle of a rather heated struggle for power. The issue was a very clear cut one. Stanton Park should never have been allowed to open its doors for public use in the condition it was in. How it ever passed park inspection is beyond my comprehension. As I approached the prison-like building, I was met by mounds and mounds of dirt that almost blocked the entrance to the recreation center. Kerry Holman, another Southern Regional Council Intern had begun work there before my arrival. He had aroused the interest of the young people and made them realize what a bad condition the park was actually in. Kerry is a dynamic political organizer. The young people that come to Stanton Park are extremely vibrant, alert and intelligent. They knew and understood the conditions of the park much better than I did,

but they didn't know what could be done to correct them.

Kerry had already taken them to City Hall where they had expressed thier dissatisfaction with the park. Another meeting had been scheduled for a few days after my arrival. The initial questions for the first meeting were "why isn't Stanton Park completed, and when would it be completed?" The follow-up meeting was held July 24th at 2:00 p.m. at Stanton Park. In attendance were Jack Delius the General Manager of the parks department, A.P. Brinley and Eddie McLamore from the Parks Department, Virginia Carmichael the Director of Recreation, Lyall Scott from Model Cities, Kerry Holman from the Voter Education Project and myself, plus the most important feature of all, about fifteen kids who were really anxious to see something done. So incensed were they, had not something been done to correct the situation, I am afraid to think what would have happened. They were well-versed on what could and should be done to upgrade the park and they let the Parks Department know in no uncertain terms what they wanted and that they wanted it now. It did me a lot of good to hear the call for "action now". The general tone of the meeting was one of "We (the Parks Department) are so sorry that this condition was allowed to exist." It is the same sob story

that black people have been hearing from whites since the beginning of the Civil Rights movement.

The meeting was called by the youth of Peoplestown. The purpose was to find out how soon action would be taken on their demands. The Parks Department seemed to be hedging major issues by not wanting to give any dates and explaining in technical detail all of the problems involved in such a major improvement of the park. The problem was a common one for black people, and, had no one complained, it is an excellent chance that everything would have remained the same. Whites thought that they could get away with putting a park of inferior quality into a Negro slum area to perpetuate that slum and everything would be "hunky dory" because no one was expected to say anything about prevailing conditions. The problems at Stanton Park are severe - not just the lack of equipment but poor design of the building and numerous construction errors. The following is a list of needs of Stanton Park as recognized by the youth who live in that community.

(1) Basketball rings inside the building are inferior quality or construction and need replacing.

(2) Tot play area is filled with building material waste, weeds and stagnant water.

(3) Gymnasium floor is extremely slippery and dangerous.

(4) Fan guards are breaking loose making it extremely dangerous for anyone walking under one of them or playing basketball or any game on the gym floor.

(5) Heaters in gym do not heat.

(6) Live electrical wire protruding out of light on concrete handrail leading to building

(7) Softball field is not usable because of large rocks, glass and dirt mounds on the field.

(8) Shelf and coat hanger inside recreation building have broken loose.

(9) Horseshoe courts are not usuable because of high weeds.

The following items were requested:

(1) Clock in Gym

(2) Scoreboard
(3) Water Cooler
(4) Games for younger children
(5) Padding on walls below basketball rings in the gym.
(6) Spectator seats in the gym.

The Parks Department promised to have as much of the equipment repaired and installed as quickly as possible. We were told that the floor was already a part of the 1970 proposals and that the heating system would be put in as soon

as money was available. Workers were taken from Piedmont and Grant Park to start work immediately on Stanton Park. The attitude of the older residents seemed to be that we were there causing trouble and stirring up the kids. So often had their promises gone unfulfilled that they thought no real action would come about and that they would be left with a lot of dissatisfied youth on their hands.

The Parks Department was evidently shaken, for less than two weeks later, most of the needs were taken care of. Men were outside working everyday planting grass, clearing the play area and softball field, removing the dirt from in front of the gym and in general making the gym a livable place. On the inside of the building the coat rack was repaired, the water fountain now runs cold water, basketball rings were put up in the gym and the fan guard was repaired. Every evening, the basketball team practices and they are proud that they had a hand in replacing those basketball rings. They have a sense of power. It is doubtful, however, just how long this kind of organization will last. Now that their demands have been met, they feel a sense of accomplishment and are satisfied. They now feel that they have nothing to rally around and business will proceed as usual. What is needed is a strong

political organizer who can spend long hours each day for long periods of time in guiding young people in the control of their own communities.

THE RECREATION COUNCIL

I mentioned to some of the teenagers that a recreational council meeting was to be held at Model Cities the following week. A couple of the guys consented to go because they wanted to do anything possible to help the park, and if anybody wanted to know what happened down there they would be glad to let them know. The boys attended that meeting but I am positive that they will never attend another one. In fact, I dare say it will be extremely difficult to get any youth from Peoplestown back at the Model Cities office. They were completely disgusted with the meeting, which dragged out almost three hours and which concerned itself unrealistically with long-range goals which were of no value to any of the teens present. The Youth had very little to say and got little out of the meeting.

I think it should be mentioned that Stanton Park Recreation Center is much more than a park, for many of the kids

arrive at the park before ten in the morning and stay all day long. Others come only to receive the milk that is passed to them in the morning or the orange juice they are given in the evenings. Sometimes, the little children would ask if they could have another carton of milk to take to mama or that mama had sent them to pick up a carton of milk for the smaller children who were unable to come. Kids of all ages visit and spend all day in Stanton Park. The Youngest I think was little Anthony who much too young to be outdoors with a five year old brother, spent a couple of hours every day or so on a crowded gym floor with kids running all over the place. Such was his home away from home.

The majority of the teens are easily motivated if they are able to see immediate goals. They only need some kind of strong leadership to give them direction. What they did at Stanton Park was their thing and they are proud of it. They do not think of their community as a slum; it is home. For short term fun and long-range equipment, the kids decided to give a dance. They wanted to have a really good party and they thought it would be a good idea to raise money for a scoreclock for the gym at the same time. Mr. White, the recreational director at the park had arranged with the Coca-Cola

Company to have a clock installed for $30.00. The installation of the coke machine would mean that a scoreclock could be purchased for the gym and that the profits coming from the coke machine would pay for the scoreboard. Everyone went into action to plan the dance. Paul Brown from the Coco-Cola Company donated six cases of cokes to sell at the dance. It was a waistline affair, which meant that everyone entering the dance had to pay the price according to his waist measurements. During the week, the dance was announced on Radio Station WIGO and WAOK -"the soul sounds in Atlanta." The day before the dance, the kids enjoyed sticking flyers in the windows of all of the nearby stores and throughout the neighborhood. The big day finally arrived, but to everyone's disappointment, the closer it got to 8:00 p.m., the more cloudy the sky became. That night it stormed! This did not break the spirit of the teens however, for they went right on and had the dance with about forty people and raised almost $25.00. With the coke that was left they were busy planning another dance to make more money for the gym. It is good to see such a community strength with everybody's cooperation to make it a success. But this was only a short range pleasure - filled way of organizing youth. What about community organizing

for long range projects for gaining power in Peoplestown?

POWER FOR PEOPLESTOWN

Black people can only escape oppression through power. This power must originate in our own communities. The organization that was started in Peoplestown is not, in my opinion, a very lasting one. What is to become of a community that is ruled from the outside, that has no inherent structure from within? I think that the young people hold the key to bettering their communities. They are not afraid to speak out against the racism of the American System and with proper Black training they can develope meaningful attitudes with which they can operate their own system in their own communities. I am sure if they accepted a program like Model Cities at all, they would never allow a person like Victor Lief, although he might be the epitome of human character, to serve on the National Advisory Council representing their communities. Mr. Lief, runs a grocery store in that community and Mr. Lief is white. This is a black community and all business should be carried on by black people. I would even suggest buying Mr. Lief out so residents can run businesses in the community and keep money flowing within the community rather than have white exploitation of blacks, and whites getting rich at the

expense of black people.

The people in the black community do not control the resources of that community, its political decisions, its housing standards, or the land. The purpose of internal organization is to build a power base.

One of the residents of Peoplestown told me that everytime she walked home from having washed clothes and taking care of white women's children all day and passed Atlanta's $18,000,000.00 stadium, she was reminded of the work of whites that displaced poor people. Every time one of the Model Cities staff approached her about her feelings about rehabilitating houses she tells them about her grandmother who went into a lot of debt in order to fix up her house so that she could stay in the community she loved, with her friends, relatives and loved ones. After all of this expense, she was displaced anyway and spent her dying days in a cramped government project. The woman said to me, "I ain't got no faith in Model Cities. I ain't got no faith. People want action, they are tired of meetings and planning talk. Model Cities has shown me little in the way of doing. It's just another one of them organizations. They promise us everything and all we get is promises, promises, promises."

And so the story goes on and on ... After eight short weeks of working in the Peoplestown community, I grew to love the people there. Their community is my community and their problems are my problems. It depresses me to think what will become of that community within the next five years unless some drastic measures are taken to insure power for Peoplestown.

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GRANT PARK

The Grant Park neighborhood of the Model Cities area presents a classic example of a community in transition. Situated in the easternmost part of the Model Cities area, what had once been a solidly white lower-middle class residential section with the cyclorama standing rather symbolically in its center is now giving way to an increasingly large.influx of blacks. The Cyclorama is still there, but it no longer symbolizes a neighborhood united by race. That common bond -- one that has led to an incredible sense of community in Adair Park, the only white neighborhood in the Model Cities area -- is now gone and has been replaced by the fear and suspicion common in such a situation of uncertainty.

Yet relations between the races are surprisingly good, considering the potentially volatile situation. White families seem to coexist with little open animosity with their new neighbors even though they are "niggers". But what makes Grant Park unique from the Roxburys and the Bedford Stuyvesant -- white neighborhoods that have made the transition to black ghettos in a very short period of time -- is the added presence of poor whites. In some ways in worse shape than their black

neighbors, these people are broken people and no longer even have the crutch of racial solidarity to support them, for they are isolated even from their fellow whites -- the ones who have made it.

The frightened middle class, the oppressed blacks and the fatalistic poor whites have together created a feeling of sullenness and despair that pervades the Grant Park area. Perhaps the most frightening aspect of the area is that it seems inescapable; there is no way out and most people don't even seem to be looking for one. Everywhere there seems to exist the same feeling of inevitability, the same passive acceptance of defeat. Walk down Grant Street just north of Georgia Avenue sometime and you become aware of the porches -- aware of them because no matter what time of day it is they are always full, full of the unemployed, the unemployable, the crippled -- and most of all, the suspicious. And they are always watching -- even the landing on the moon proved no distraction -- for there is nothing better to do.

For many of the older white residents, fear and an almost masochistic cultivation of it has become a way to relieve boredom. Early in July, a small boy was found murdered near the corner of Grant and Georgia, and there have been a number of

Saturday night fights in the same area. Most of the whites keep their doors locked continuously, and will open them, even during the day time, only with the greatest reluctance.

There is little existing community organization in the Grant Park area except for the Grant Park Community Club, which seems to operate mainly in the southern, black area of the neighborhood. In the Georgia Avenue -- Grant Street area -- which I worked in most of the time -- there are four churches, two Baptist one Presbyterian and one Methodist which provide in varying degrees some sort of organized structure for the community. One of these Baptist churches plans to relocate this coming October - which will make little difference to the community since its minister made no effort to involve himself in its affairs and since most of his congregation was from outside the area anyway. The Hill Street Baptist Church Mission and the Georgia Avenue Presbyterian Church on the other hand, both have made extensive efforts to become involved in their community with varying degrees of success. Both churches have had some sort of youth organization in the past, though the one at Georgia Ave. Church was discontinued because of trouble and the Baptist Group is not that active. The Georgia Avenue Church however, has sponsored the rent-a-kid program and in addition, holds cookouts once a month where a whole family can

eat for a dollar. I had no contact with any program that might have been sponsored by the Methodist Church.

There is very little in the Grant Park area for young people to do. Recreational facilities are next to non-existent, for despite the fact that Grant Park is one of the largest parks in the city, it is not designed with people in mind, but rather as a showcase, a museum, for people from outside the area. Its zoo and Cyclorama and wooden pavillions, while all very enjoyable, do not offer much in the way of play areas. There used to be a swimming pool in the park, but that closed and filled in, ostensibly because it was getting "dangerous" and being "misused," but in reality because it was being used more and more by black people. Besides the park, there are Slayton Elementary School and Hoke Smith High School -- neither of which offer anything more than the usual broken swings and slides (though Smith does have tennis courts). So there is very little for a teenager to do, since most don't have jobs. It is not a difficult task to keep track of the kids around Georgia and Grant Park; odds are they were sitting on their porches, or maybe playing basketball on the court behind the church.

Along with this lack of any facilities is a rigid family structure which would be alien to most middle-class teenagers.

Because of the Moynihan report, one associates poor people with broken homes and a loose family structure with little discipline. But on the contrary, there is far more authority and control in such a situation than in a middle-class suburb. Parents always demanded to know where their children were going, and many of the kids had to ask their parents whether or not they could go to any of our organizational meetings. For the fact remains that even if they haven't told their parents where they were going, there are few places to go, fewer ways of them getting there, and little desire to go anyway. The automobile - which has contributed so much to the mobility and freedom of middle class youth - is in most cases unavailable to youth in the area.

"Youth Involvement in Model Cities"

It is obvious to anyone who has attended any of the seemily endless "planning" meetings of the Model Cities Program that youth involvement is non-existent, and by youth involvement, you can include anyone from 13 to 45 years of age. This is rather ironic, since it is apparent from the current pace of the program that the people who helped plan it will not be around to see it finished. There are numerous reasons for the lack of involvement, including the very natural tendencey of younger

people to pursue activities more consistent with their ages, such as dating, sports, etc. Involvement would undoubtedly be a major problem in any community in America, but could more or less be remedied in other situation by making a program interesting and relevant to young people. A far more difficult problem however, is that of mistrust and apathy. Just why exactly should anybody -- particularly those who have not benefited from even the most basic services of society -- place their trust in a new program which comes in and makes a lot of wild promises about "changing the quality of life" -- promises that have gone unfulfilled all too often.

And then there is the matter of the generation gap, which if anything is more divisive among the poor than among the affluent. Older residents involved in the Model Cities planning - like their contemporaries in other areas of society -- harbor the same anxieties and resentments of younger people and their ideas. What negligible involvement in Model Cities there had been in the past, in fact, had been curtailed for precisely this reason - pressure from older people to conform. But in many ways it is easier for "an outsider" to gain the trust and friendship of younger people than of their mothers and fathers. But it is a difficult situation nontheless. It is first of all, absolutely necessary that the organizer live in the neighborhood

After about a week I was able to find a room with a white family in the neighborhood - after discovering that as a rule, the worse the conditions of apartments, the higher the rent.

The first thing we did with Lyall Scott of the Model Cities Community Affairs Division was try to determine what kind of issues would interest youth and at the same time would hold promise of bringing some kind of immediate action. It was more or less agreed that political action of a direct and specific nature was impossible at that point. Rather we hoped to develop a "politicalization" of the young people by making them more aware of the political process and the advantages of belonging to an organized group. We decided that recreation should be our primary issue, since it concerned nearly every young person in the area. We tentatively planned to close off one of the streets in the neighborhood and hold a street dance, with Crime Prevention units of the Atlanta Police Department providing records.

Also during that week, we heard from the rector of the Georgia Avenue Church that the owner of a vacant lot across the street from the church would be interested in leasing the land to the church if he thought it would do some good for the kids of the neighborhood. Reverend Rosenberger agreed that it would

be a good idea to try to put in some kind of playlot. We then contacted the City Parks Department to find out if they would be interested in clearing the lot and putting play equipment on it, as well as assuming the one year lease. Working through Eric Harkness, a recreation planner in the City Planning Department, we were able to meet with several people from the Parks Department and take them out and show them the lot.

They agreed that it was a nice piece of property, but said they would not be able to give us any definite word for several days on whether or not their department would be able to do anything about it. At the end of that time it came back to us that Jack Delius, general manager of the department, had said that there were no funds available for any kind of development of a lot. He might be able to give us a bulldozer for a day in order to clear the lot, but we would have to give him two weeks notice on it.

Meanwhile, a landscape engineer attending a Recreation Council meeting had volunteered his services to anyone who needed him. We told him about the Grant Street lot, and he agreed to help us out anyway he could, but said that he would be busy for two weeks, and could probably do nothing until after them. He did come out and take a look at the lot however, and said that it was a good size one with a lot of possibilities.

He especially liked the hills and gullies on the lot, and thought that we should not level them, since they would make a far more interesting lot than a flat piece of land. He also said that the lot was so overgrown with weeds and covered with broken glass and tin cans that it would be necessary to have some sort of preliminary clean-up of the lot simply in order to get a better idea of what could be done with it.

Our idea in getting the services of a landscape architect was not to have him plan a play area <u>for</u> the neighborhood, but rather to work with the neighborhood - and especially the youth - in determining what kind of area they wanted, Our purpose in doing this was threefold: (1) we hoped to fulfill an immediate physical need of the neighborhood, for example, a play area that would keep some of the smaller children from playing in the streets; (2) We hoped to develop an imaginative play area that would not simply be attractive, but far more importantly, enjoyable to play on. The only way to plan such an area is to actually involve kids in the planning by finding out and putting in what <u>they</u> wanted; (3) Through this planning process, we hoped to cultivate some sort of cooperative spirit and and sense of community among the kids by showing them how much could be accomplished through a little bit of organization.

As we were to find out, this is easier said than done.

As far as the playlot was concerned, it was decided that we should go ahead without the city's help and try to get it done by ourselves. The Georgia Avenue Church agreed to sign a lease with the owner for a dollar a year, and we started looking for someone to donate the use of a bulldozer.

Meanwhile, however, we had not had too much contact with the kids of the neighborhood. Initially, I had tried to work with what youth organizations there were at the Presbyterian and Baptist Churches, but I was able to arouse little interest in the few teenagers that did go to these churches. Both Lyall and I had been working with a 21 year-old who lived next door to the lot and who had been active in starting a cub scout troup in the neighborhood. Bobbie is in many ways symbolic of the seeming hopelessness of the poor white's position. Together with his eleven or twelve brother and sisters -- I was never sure how many there were at one time -- Bobbie lives in the downstairs of an old two story frame house on Grant Street, near the corner of Georgia Avenue. Bobbie is lucky! He has his own bed to sleep in, but some of his smaller brothers and sisters sleep three in a bed. It is difficult to tell what Bobbie does all day, for he dropped out of school before he got to high school, and he works only part-time. He has had some trouble

with the police before, and Rev. Rosenberger had to ask him to take his cub scout troup out of his church. Though he isn't much respected by older kids, he has an incredible way with younger children, and knows the name of practically every boy in the neighborhood. He first became involved in Model Cities when he came to a recreation council meeting and was elected temporary chairman when one of the other members of the committee thought she was nominating someone else, and all the other committee members were too embarrassed to do anything about it. It was, I suppose, our first victory for youth participation.

Bobbie at this point, then, was our only contact with any of the teenagers in the neighborhood. I had met some of his brothers and sisters and some kind of organizational meeting to try to get as many people involved as we could in planning the street dance and the play lot. Looking back on it, our attempts to get people to come to this meeting were rather naive and ineffectual, but there was probably no alternative. The night before the meeting, which was to be held at the Georgia Avenue Church, Bobbie and I went through the neighborhood for about two hours, knocking on doors and talking with as many teenagers as we could find. I gave them what came to be a standardized pitch about how it was time to get some sort of teenage organization going in the Grant Park area; how there were a lot of

things the neighborhood needed but never had; how we were planning a street dance with a LIVE band and also wanted to clear that lot vacant lot up on Grant Street and put in a playground and I was wondering if you could help us. We're having a meeting tomorrow at the Georgia Avenue Baptist Church and I was hoping you could come and see what you think.

We must have talked to about thirty kids that night, about half of whom said they were interested and would come to the meeting. The next day, Bobbie and I went down to Hoke Smith High School which had a summer session going on, and talked to everybody we saw down there. We also put some signs up there and also at local drug stores and soda fountains. All in all we talked to about fifty or sixty people, and I was hoping for ten or fifteen to show up.

The meeting was supposed to start at 2:00, but by 2:15 it was obvious that the most we were going to get was four or five rather embarassed looking kids. Also, at the meeting were Eric Harkness of the City Planning Department, Rev. Rosenberger and Rev. Ernest Orr of the Hill Street Baptist Church. We went ahead with the meeting, and I tried to explain what we were trying to do. At that point we weren't sure what day we could have the street dance because we had heard no definite word on the band. After a half hour during which I felt I was

talking down rather than with the kids, the meeting ended, and we agreed to meet two days later, with everyone promising to bring more people.

The next meeting went much better. About nine people showed up -- including some of the kids from the house next door who had absolutely refused to come to the last meeting. We had finally gotten definite word from the band that they could play the following Friday night, so we were ready to get things going. In our effort to have the kids plan the dance, and not us, we appointed nearly everyone at the meeting, the chairman or co-chairman of some committee or another. We had the food committee -- for hot dogs and cokes we were going to sell at the dance -- ; and the publicity committee -- for posters and flyers for the dance -- ; and the clean-up committee -- for after the dance and for the clean-up of the lot the next day. We also voted to give ourselves the name of the Grant Park Youth Council, so people would know who was sponsoring the dance.

We had another meeting the following Monday night at which we finalized the plans for the dance and for the food we were going to sell to raise money for playlot equipment. I had meanwhile, gotten the Southern Regional Council to donate fifty dollars for the dance, and had been able to raise another

twelve dollars from Model Cities staff people. Also, we were able to get special prices on cokes, hot dogs, ice, cups, and rolls so that the 62 dollars was more than enough money to buy food for the four hundred people we hoped would attend.

Looking back on the planning meetings we had, I am surprised in a way that anyone came to them. Here was someone from the outside coming in and promising all these things, without absolutely any proof that he could or would deliver on them. I remember the day of the dance when the girl who was in charge of the food came down to the house where we were going to cook the hot dogs. I saw her coming down the street with some friends she had recruited to help us, and laughing, shouted to her that it was all a joke, that there wasn't going to be a dance. It wasn't a very good joke, though, because she believed it, and I had to spend five minutes trying to reassure her.

STREET DANCE AND PEOPLE'S PARK

The dance was a great success; about four hundred people came to it and over a hundred dollars was made selling hot dogs and cokes. Most of the people who came were black, but a lot of whites were pulled off their porches for the first time in a long while. There was little contact between the races, as many whites looked warily on from a distance before

getting enough resolve to come closer. The race riot that had been predicted by some of the erstwhile parishioners of the Presbyterian Church never materialized, and everybody seemed to have a good time.

Perhaps the most amazing thing about the dance was to see the enthusiasm of the kids once they saw that this promise was not going to go unfulfilled. There was never any question of not having enough help the night of the dance, and if anything, there were too many wanting to help.

The clean-up of the vacant lot the next day went just as well. By this time we had developed a hard core of about ten or twelve people, who had helped plan the dance and then helped with the lot. In addition to them, there were another ten or fifteen, mostly smaller kids. Together, in four hours we managed to clear all the weeds and large underbrush off the lot, as well as remove the broken glass bottles and one dead cat. Except for Rev. Orr - who stopped for a little while, no adults helped us doing this, even though the usual number were sitting on their porches nearby and probably knew what was going on.

Since the clean-up and the dance, I think there has been a noticeable change in the attitude of at least some of the teenagers who live in the Grant Street area. Several I didn't

know have asked me when the next dance is going to be and I think some of the others are noticeably more friendly and less suspicious. Where we go from here, is a difficult, and of course critical question. A bank account has been opened for the hundred dollars or so we made from the dance in the name of the model cities community relations assistant for the Grant Park area. The Monday following the clean-up dance, we took as many kids as we could to the Model Cities Recreation Council meeting on Capital Avenue. Not unexpectedly, the meeting proved to be boring, and a number of people left while it was still in progress.

Another meeting was held the next week at the vacant lot, this time with several recreation planners and two men from the community development department of the C & S Bank. We talked about what kind of play equipment could be used for the lot, and then went out to Sandy Springs to look at a very innovative playground that had been put in by the Fulton County Planning Department.

WHAT HAPPENS NOW?

The worst part of this job is having to leave in the middle of it. Though I think a lot of progress has been made, the groundwork is still a little rough to expect a permanent and effective grass roots youth organization to function automati-

cally. Though there are two advisors and a bank account, there are no officers and a very small and loose membership. Up to now, the Youth Council has been too much my organization and not enough of theirs. Perhaps this is the inevitable outcome of having an outsider come in and organize; too often he will subtly, albeit unconciously force his own views and attitudes on a group and then call it meaningful community action. A certain amount of this is unavoidable in the initial stages of organizing, but must be avoided as the organization matures.

There remains a lot to be done. The two most immediate priorities should be:

(1) Planning the Grant Street Peoples Park should be the number one priority. Meetings should continue with the planners and it should be made clear that he should do what they want. The money in the bank should be used for playground equipment, as was originally intended.

(2) A chairman and a treasurer should be elected. This will be difficult since it is still impossible to tell who or how many will show up at a meeting. Elections should be delayed until the beginning of the school year, at which point it might be possible to work with the Student Council at Smith High School to interest them and get them to help in recruiting more people.

It is only with action and with results that a community organization can expect to attract additional membership and support. In our case, the street dance was perhaps the most important thing because it showed that something could be done. It is doubtful that we could have gotten anyone to help us clean up the lot if we hadn't had that dance, because we had to first prove that we really meant what we were saying. Progress on the playlot must come as quickly as possible; or the impetus and enthusiasm gained that one weekend will be lost. It is extremely important that the youth of the neighborhood be made to feel that the Grant Street People's Park is what the name implies -- their park, cleared and planned not by the city or Model Cities, or even the adults of the neighborhood, but by themselves.

Perhaps the most educational thing about working on the dance and playlot projects was becoming aware of the great many people and organizations who are willing to help out any way they can if they are asked to. Just for the dance alone, we got special prices from Coca-Cola, a meat company and an ice distributor. In addition, a rock band that normally charges about three hundred dollars to play was willing to do it for nothing. For the playlot, besides having the help of two

volunteer landscapers, C & S Bank has become interested in developing and perhaps even purchasing the lot to hold in trust until the city is able to purchase it, and a machinery company is willing to let us use a bulldozer to clear the lot. It is evident, I think, that volunteers remain the greatest untapped resource in any effort to bring about meaningful social change. The fact that these volunteers in most cases operate much more quickly and efficiently than any governmental organization is an added attraction. In most instances, however, people from the community would not be aware of the channels that could be traveled to obtain these services, and it is here, I think, that an outsider can render the most help in organizing.

Only the most basic groundwork has been laid in Grant Park towards achieving the goal of not so much youth involvement in Model Cities -- which considering the present conditions, I think is next to impossible -- but involvement in serving their own interests through banding together. The Grant Park Youth Council at this point exists mainly in name and in the bank account it has at C&S. A lot of work will be required to turn this skeleton into an active, living organization with the support of the youth of Grant Park. It is incredible to think however, that more was accomplished in one month with that

small group of teenagers, than the Model Cities Agency has been able to accomplish in two years of promises and excuses. This is a sad commentary of the effectiveness of the Model Cities Program, but nonetheless leaves room for at least some hope that radical social change can be brought about. If that change is going to come, it must come from within and not from without; nothing will improve when outsiders are brought in to force their solutions, but only when the consciousness of the ghetto resident is raised to such a point that he is willing and ready to start acting for himself. To talk about youth involvement in Model Cities is in the final analysis, irrelevant. What is first needed is group consciousness and a realizat on that the individual's future is bound inextricably to his neighbor's. Out of this awareness must come a willingness and a desire for action and involvement. Participation in the Model Cities program is but one phase of this involvement, and it cannot be the sole end of a community organizer, but rather the means toward the ultimate end of power and control over one's destiny. Hopefully, something can be learned about this process through our experiences in Grant Park.

The Model Cities Program: A Question of Commitment

It is difficult to pinpoint exactly, but there is an atmosphere about the whole Model Cities Program which is disturbing. Perhaps the trouble lies in the extensive publicity the program has received from both the press and the city government. Hailed "as the nation's first," it has become, like the stadium and Peachtree Center, a standard part of the Chamber of Commerce's line for selling Atlanta. When a Program is clearly being used to improve a city's image, rather than improving people's lives, then it is time to question the depth of commitment of everyone connected with the program.

It is this kind of feeling that one gets at the Model Cities office on Capitol Avenue, which in its own way is symbolic of the reversed priorities that seem to permeate every aspect of the project. Housed in what are supposedly "temporary" facilities which resemble, as one resident put it, "a bunch of chicken coops", Model Cities is but part of a complex of government agencies for which nearly 280 thousand dollars has been appropriated. Granted, the program has to have a headquarters -- and it is at least located in the area -- but is it significant that these buildings are being built before one single unit of new housing is ready for occupancy in the area, before any

schools are built and before any sizable number of jobs have been created. Meanwhile, the only other accomplishment of the Model Cities Program is the Model Cities buses, which for a dime, furnish transportation east and west, across the Model Cities area from neighborhood to neighborhood. But Atlanta Transit had to be paid several hundred thousand dollars to furnish a service it should have provided anyway but didn't because it was not profitable. For example, it didn't run to the suburbs.

Of course it is what goes on inside the building that is most important, but here again one is struck by the lack of urgency on the part of the staff. The business of planning, with its charts and guidelines and standard operating procedures, goes on in a leisurely manner, disturbed only now and again by the protests of a resident or a group such as Project Cornerstone that the views of the residents are being ignored. Reaction to one such accusation by Cornerstone was typical; members of the staff acted as if they had been betrayed. Dumfounded that anyone could disagree, they became determined to "win" in the end.

Much has been made of the citizen participation in the planning of the Model Cities Program. However, out of the areas total population of about fifty thousand people, probably

no more than six or seven hundred have ever gone to a meeting of one of the sixty or seventy committees supposedly operating in the program. If you went to one of these meetings, you would know why. The private consultants hired by the Atlanta Housing Authority to conduct land use surveys in each of the six neighborhoods, consistently talk down to the people, and present them with a plan they have drawn up and ask for the neighborhood's approval. There is very little a resident can do to counter the elaborate charts, diagrams, slides and photographs the planner uses to sell his plan. Participation and involvement in this sense seem to mean rubberstamping the plans of the "experts."

A natural goal of Model Cities would be to improve the percentage of citizen participation. But considering the present situation, I think a significant increase would be next to impossible to bring about. One of the main attractions of the Model Cities Program of the Demonstrations Cities Act was that it was to be innovative and provide new approaches to urban problems. That all sounds very nice, but the structure that is used in order to accomplish this is the same old structure, the same old city agencies. The after-taste of urban renewal is still bitter, especially in an area which saw 18 million dollars spent on a new stadium which displaced thousands of

people. Why should anyone expect anymore of the Model Cities Program when it entails basically the same housing authority, the same police force, the same sanitation department, the same board of education that has never provided even a minimum of services for the poor of the city?

It would be nice to be able to make a list of recommendations that would change all this, that would make the Model Cities program into an effective instrument for social change. But I am afraid that is impossible. For the problem at this point is one of attitude and outlook which seem to offer little hope for improvement.

Perhaps it is true what conservatives have been saying ever since the days of the New Deal; perhaps the Federal Government really isn't capable of coping with the great problems of this country. The Model Cities program, with its delegation of authority to Federal and local governments, as well as to the residents of the area, represent an ideal approach to urban problems to a Republican Administration which has adopted it, expanded it -- and cut back on its budget. But there seems to be little real understanding of the problem either on the part of HUD officials in Washington -- who seem to delight in sending long, complex and irrelevant "guidelines" -- or on most of the

officials here in Atlanta. The only alternative to the bureaucracy and paternalism of government lies in the people of the ghetto areas. They must no longer remain dormant, but organize themselves, and this can only come from within. There is a place for outsiders here, for they can provide much needed technical assistance, but the impetus must come from groups such as the National Welfare Rights Organization. Top priority should be given to community development projects both in the economics and the social and political spheres. Power must come to the people -- power to combat an unresponsive system and uncommitted government.

What Role Can SRC Play?

Concern over the future of urban American is for the most part a recent phenomonen. Both because of neglect and also because of even more basic injustices and violations of Civil Rights, little study was given to the problems facing the cities of this country. Recently, however, with the attainment of at least some minimum guarantees of legal rights and with the realization that the urban renewal program had benefited only those who least needed it, the academic-foundation complex has shifted its focus to urban affairs. While the Southern Regional Council has attempted to deal with a wide

spectrum of southern problems, it should begin to place more emphasis on those of the city.

This could be done, we feel, by becoming more involved with the programs and organizations now operating here in Atlanta. Extensive research into the problems of community planning and development could be accompanied by the actual sponsorship of local programs that could serve as laboratories for testing out new approaches to old problems. More thorough investigation of the programs such as Model Cities and Economic Opportunity Atlanta could lead to specific recommendations for improvement. Added emphasis on community development and organization should not be limited to rural communities, but should be extended to urban areas as well. Program for developing skills in community organizing and leadership could be initiated as well as a special fund for financing grass roots efforts.

The proposal for the creation of a center for Resources Development approved by the Executive Committee last March certainly goes a long way toward meeting some of the above objectives. However, more emphasis should be put on urban affairs, particularly in the community organization project. Every effort should be made to become more action-oriented, with SRC initiating its own programs and providing both financial

and technical assistance to those who request it.

Some recommendations for Model Cities

As was stated earlier, we believe that the principal problem with the Model Cities Program is one of attitude, that can be remedied only in most instances by a change of personnel and priorities on the part of those involved in planning and administering the program. Nevertheless, our assignment was to study youth involvement in the program, and it is in fulfillment of this objective that we wish to offer the following recommendations to the Model Cities staff.

(1) We feel that any effort to involve youth in the existing planning process will be futile. The meetings are too many and too dull; the objectives too nebulous and far away; and the planners too insistent on having their own way to lead one to believe that a young person would become interested and involved.

(2) We therefore feel that it would be impossible for young people to work within the existing Model Cities structure. At the same time, we wish to emphasize the necessity of making them aware of themselves and their community. Youth councils such as the one being set up in Grant Park would be one solution to this problem. Receiving funds from ac-

tivities of these groups could be: (a) operating community recreation centers that could be created by either purchasing or leasing houses in the neighborhood. This could be done relatively cheaply and also immediately. These centers could be equipped with games, ping-pong tables, etc. and could also include tutoring and arts and crafts lessons. (b) organize street dances, fairs, etc. (c) sponsor baseball and basketball games. (d) serve as the recreational council for the area (see below, # 3), (e) generally organize to see that the needs of the community are voiced and acted upon. Specifically this would mean political action such as what was done at Stanton Park this summer.

(3) In regards to # 2, we feel that the one existing Model Cities Committee that is of vital interest to the youth of the area is the recreation council. We feel that since recreation is almost exclusively of concern to young people that they should have the responsibility of planning for it. Youth Councils of the six neighborhoods could take this responsibility with the possible assistance of one of the neighborhood adults. These councils should hold meetings to determine the needs of their areas, and then possibly elect a representative to an area-wide committee.

(4) To help with these youth councils, we would recommend the hiring of six youth assistants, one for each neighborhood. These youths should live in the area and since the job would only be part-time, might have to be college students. Some arrangement with the college might be worked out so that they would receive credit for the work they did.

(5) Unemployment continues to be the biggest problem facing the young people of the Model Cities area. We don't pretend to have a complete answer to this problem, but we do think that there should be a stipulation in all contracts awarded by Model Cities to hire and train a certain number of young people in the area. An example of this would be in the construction or rehabilitating of houses, young people could be taught by the professionals certain skills basic to their trade. In this way, a significant number of youths could be trained as skilled workers.

Community Affairs

We would like to make these recommendations to the Community Affairs Department of Model Cities:

(1) Community Affairs' role must be redefined so that it does not simply become the apologist and propagandist for the rest of Model Cities. It must instead represent and fight for the views of the residents.

(2) Community Affairs personnel should be required to live in the Model Cities area. Every Model Cities staff member should be required to participate in the Cornerstone Project or some other program that would open their eyes to the people they all too often ignore. So also should the outside consultants.

(3) The Community Relations Assistants hired from the community must be used properly. They should be younger than they are now, preferably between the ages of 25 and 40

and the job should be part-time. They should be given specific duties. One of which should be to assist in the operation of the youth council and recreation center. They need not necessarily be females.

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RECOMMENDATIONS AND SUMMARY OF INFORMATION

ON RURAL HOUSING OBTAINED THROUGH INTERVIEWS AND RESEARCH

Submitted to:

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August 21, 1970

By

Bettieanne Childers

Summer Intern

Programs operating in the rural South to help solve the housing crisis are primarily sponsored by three groups: FmHA, OEO, and the Non-Profit Housing Corporation. The Farmers' Home Administration is by far the dominant agency serving areas with populations under 5,500 and focusing on direct home-ownership loans. The OEO Housing Programs are spin-offs from CAP agencies concerned about low-income housing. Many of the OEO sponsored programs are self-help housing efforts benefitting mainly migrant workers. Non-profit housing groups are few in number, the concept filtering rather slowly to rural areas. They are composed of community people, who are usually unsophiscated about the housing field who band together for the betterment of the community. Most are handicapped by inadequate finance, limited scope, obstacles of bureaucratic red tape, and inadequate programs.

Efforts to increase the effectiveness of these groups should focus on alleviating difficulties by (1) expanding the group served by the agency; (2) developing fund sources and increasing allocation for such groups; and (3) revising current programs. Approaches to addressing these needs may be made from

economic, political and educational standpoints. An economic approach may entail influencing money interest to invest in housing programs, utilizing approaches like the Citizens and Southern Bank, the Community Development Corporation and stressing incentives like the tax write-off for "seed money." Using the political approach, one may try to specialize legislation directed at the state and local housing crisis or attempt to make public officials view low-income housing as a priority. It means sensitizing public officials, contractors, planners, etc., to the urgent need for low-income rental housing. This approach also includes organizing the electorate into pressure groups to act as a catalyst for local officials and agencies to begin to address themselves to the housing need.

Aside from informing public officials and the general public, the educational process involves increasing the number of housing specialists with interest in rural housing and developing concepts in the field. Most technical assistants in the field are self-taught and courses are essentially urban-oriented. Some housing specialists like Lewis Douglas of Non-Profit Housing, Inc. realize that planning for rural housing may involve many different considerations and problems from urban

planning. The current emphasis in education on community involvement and "relevancy" is an appropriate climate to formulate rural planning curricula.

Housing Programs

Loan programs and housing construction programs operating in the rural South are generally inadequate. Most focus on home-ownership, thereby leaving out most low-income people who can not meet conventional loan requirement Innovative programs which may benefit tenants and designed to stimulate construction by private developers are not publicized, and generally, not utilized. Local housing authorities may be slow to build public housing for varied reasons such as the lack of funds, absence of a workable program, or fear of open housing requirements.

State and local governments have been slow to pass housing legislation, enforce strong housing codes or participate in progressive national programs like "Operation Breakthrough" for some of the same reasons that local housing authorities have failed to act and for other political reasons. The state of South Carolina should be an interesting case to observe since its governor has identified the housing crisis as a point on which to focus and the legislature in its recent assembly made

significant revisions in their housing provisions. It also is taking part in "Operation Breakthrough." In contrast, last year, Lester Maddox vetoed an act for housing which was based on his housing commission's report. However, southern states are at least beginning to talk about housing and their housing needs.

Non-profit development corporations, private groups who pool resources to apply for construction loans are few in number. There are few sources from which they can receive financial aid to fund an office or cover "seed money" requirements needed to hire architects, lawyers, packagers, and other consultants to plan a project. Statewide Home Foundation, Inc. in South Carolina is one such group. In some states, funds allocated for loans to be used for these groups go unused since few such groups exist. They usually are in need of technical assistance from housing specialists, and managerial consultants because of their limited knowledge and experience. Lack of funds inhibits their ability to employ consultants. Groups lending this technical assistance - Rural Housing Alliance, OEO, Southern Rural Project, the National Council of Negro Women, and the Southern Rural Action Projects rely on grants and government contracts to fund their agency; both sources have had bad budget cuts recently necessitating the cutting of programs as well as the technical assistance grant

program expanded by FHA. These groups also have to be organized. Since the concept is relatively new in the South, citizens need to be made aware of this mechanism and stimulated to organize.

SRC's HOUSING AND PLANNING PROGRAM

The Council's Housing and Planning Program can be very important as a catalyst for stimulating interest and sensitizing elements of the South to the total housing situation. It is providing a valuable service as an information source and in rendering limited technical assistance. However, it could become more aggressive in seeking out groups or even organizing people to work for low-income housing developments both on a local, state and national level or in initiating forums whereby various interest groups -- planners, investors, redevelopment officials, local housing authorities and the FmHA, to discuss and develop strategies for working with the problem. Other means may be used to attack the problems utilizing economic and political approaches. Such action may make the Council more visible to concerned individuals and groups and open avenues for more projects.

Research which the Council may undertake or underwrite

will also provide ammunition for pressure groups to stimulate a response from inert housing officials or validate arguments for revision and initiation of certain programs.

Members of the Council who have some affiliation with the Rural Housing Alliance and Non-Profit Housing Center, Inc. may also work to influence those groups to establish regional offices in the Southeast. This would make them more accessible to people in this region.

The issue of open housing is a relevant one although little mention has been made of it in talking about the rural housing situation. This is because the problem of low-income housing transcends color boundaries. A middle-income person with the assets to purchase or buy a home may opt to build in a middle-class black neighborhood. The low-income black has no choice since decent low-rental housing is simply in short supply in both black and white neighborhoods and a black termed "high-risk" may be denied a loan to build in even the bleakest neighborhoods. The same is true of very low-income whites although their chances may be slightly better. Some research into the question of "how much better?" may be revealing. Issues like dispersal housing point to the complexity of the situation for low-income housing and open housing are crucial concerns. The Red Oak Housing study was pertinent; however, it also revealed a relation-

ship between low-income housing and open-housing. The subtlety by which the community rejected public housing and gained skeptical support from liberals using the lack of citizen's participation as grounds to camouflage their racial and class prejudices is justification for a continued fight for open housing. However, it is also an indication of a need for increased sensitivity to and awareness of a poor person's need for good housing, regardless of race and more education about innovative housing programs like Turnkey which are designed to do more than just provide shelter. The challenge created by this task requires a broader definition to "fair housing" or "open housing" as well as a broad definition of the housing crisis.

A greater emphasis on rural planning and housing development is also justified. The lack of low-income housing is both an urban and rural need. However, there are many groups and resources working in urban areas and few in rural areas. The fact that small towns are still in the majority in the South and provincial in character, but still feed into the surrounding cities and control state legislatures also justifies greater emphasis on working in this area.

OUTLINE OF PROBLEMS IN RURAL HOUSING

I. Problems in rural housing and community development

A. Inadequate supply of low-income housing

1. Few housing developments built by local housing authorities

a. Workable program requirement

b. Fear of open housing regulations

2. No use of innovative programs like leased housing, rent supplements or rental co-ops and little co-operation with private developers.

3. Absence of housing authorities in many communities.

4. Few non-profit sponsors.

B. Inadequate housing and community development programs

1. Home ownership loans are most numerous; and do not reach low-income groups.

a. Downpayment requirements restrict

b. Credit reference, income levels, collateral requirements cannot be met.

c. Conservative administrators wary of high-risk applicants.

2. Farm labor housing and self-help housing efforts reach only limited number of tenants other than migratory workers.

a. Little technical assistance available for organizing and overseeing self-help groups.

b. Programs depend largely upon such kind-hearted, concerned employers such as farmers, plantation owners, etc.

c. Porgrams not encouraged in non-migratory areas and are not generally encouraged by FmHA offices.

d. Knowledge of programs and technical assistance grants is limited.

3. Community development loans must be administered by public agencies which may not be sensitive to needs of low-income people.

II. Weaknesses of groups working with low-income housing in the South.

A. Regional groups like RHA, SRA and SRP must depend upon contracts or grants to finance staff members and programs. OEO, the principal source for funds had a serious budget cut.

B. Regional groups lack finance and time to do adequate planning and studies on local communities; also can't follow-through on extensive time-consuming efforts.

C. Groups are unknown to most rural communities.

III. Needs of technical assistance groups

A. Additional manpower

B. Funds for operating

C. Means of extending services beyond OEO agencies

IV. Needs of local communities

A. Catalyst for organizing housing groups.

B. Long term fulltime technical assistants for local groups including housing specialists, planners, business managers.

C. Revolving loan-fund source

V. Roles for SRC

A. Help increase supply of housing specialists

1. Stimulate colleges to set-up housing courses

2. Stimulate student interest in field though intern programs, seminars, etc.

3. Organize housing workshops for local community leaders and organizers.

B. Stimulate private developers, architects, planners, etc., to get involved inlow-income housing efforts. (Refer to NCNW, Inc., Model and Statewide Homes.)

C. Introduce SRC contacts in local communities to program available, non-profit organizational concepts, technical assistance sources.

D. Encourage financial backers to invest in revolving-loan fund and community development grants.

E. Use influence (publications) to sensitize and educate public officials to housing needs of low-income.

F. Encourage and do research to draw attention to irregularities in administration of programs and to provide a basis for strengthening, revising, and creating means to develop low-income housing.

A PROPOSAL

SUBURBAN ACTION:

AN INSTITUTE FOR SUBURBAN RESEARCH AND ACTION

Paul Davidoff and
Neil N. Gold

April, 1969

7

This is a proposal to establish Suburban Action, a non-profit Center for Suburban Research and Action in the New York Metropolitan Region. Suburban Action will work to redress the imbalance in current policy dealing with the nature and location of programs for eliminating urban poverty, unemployment, and discrimination.

BACKGROUND

A major weakness in present efforts to solve the "urban crisis" is their tendency to restrict solutions to inner-city ghetto areas. Ghetto and poverty areas have been the locus of nearly all the research and action programs undertaken by both public agencies and private nonprofit groups as part of the war on urban poverty and discrimination. Job programs have concentrated on finding employment opportunities within declining areas for ghetto youth. Industrial development programs have concentrated on bringing industry into the ghettos. Housing programs have tried to rehabilitate obsolete slum apartments, or to "renew" neighborhoods in the heart of the ghettos. The Model Cities program, while aimed at improving the lives of the residents of Model Cities areas, has tended to restrict chances for such improvements unnecessarily to Model Cities areas.

What these programs have in common is an underlying strategy which is based on a rather questionable assumption: the assumption that because the problems of race and poverty are found in

the ghettos of urban America, the solutions to these problems must also be found there.

These ghetto-oriented programs tend to ignore the geographic distribution of resources throughout metropolitan regions. Resources needed to solve the urban poverty problem--land, money and jobs--are presently in scarce supply in the inner cities. They exist in substantial supply in suburban areas but are not being utilized in solving inner-city problems and poverty and discrimination. Ghetto-oriented programs, by their exclusive concern with solving problems within inner cities, are not taking advantage of these resources. As a result, ghetto residents are denied the income gains and improvements in housing quality that would result from freer access to suburban jobs and land.

The cities must create new opportunities in the ghettos; and they must create decent environments in the areas that are now slums and ghettos. But these goals cannot be effectively met until there is effective utilization of all of the resources of metropolitan regions.

In the New York region, for example, 99.9% of the vacant land is located in suburban areas. The suburbs have been the locus of virtually all of the region's post-1950 growth in employment. Suburbia is the overwhelmingly preferred residential choice. It is our contention, therefore, that the major resources needed to confront urban poverty and discrimination exist primarily within areas surrounding central cities, rather than exclusively in the central cities. We are concerned that the

proferred ghetto solutions may in effect constitute another and more subtle form of racism, which allows the black man to find possibilities for decent housing, income, job, and educational opportunities only in a limited geographical area that is already, or is destined to become, an all-black enclave.

In recent months we have seen a growing awareness on the part of public and private groups of the negative consequences of exclusive concern with the ghettos as the place for ending poverty. For example, three Presidential commissions have reported on the need to fashion metropolitan area-wide solutions to urban poverty and blight.

In its December, 1968 report, the President's Committee on Urban Housing (Kaiser Commission) concluded that

> The location of one's place of residence determines the accessibility and quality of many everyday advantages taken for granted by the mainstream of American society. Among these commonplace advantages are public educational facilities for a family's children, adequate police and fire protection, and a decent surrounding environment.... In any case, a family should have the choice of living as close as economically possible to the breadwinner's place of employment.
>
> It makes little sense for Federally subsidized housing to be concentrated in and around the central cities' slums where social and environmental disadvantages can negate the uplifting qualities of decent housing. (p. 13)

The 1968 Report of the National Advisory Commission on Civil Disorders (Kerner Commission) presented the nation with three choices:

> * We can maintain present policies, continuing both the proportion of the nation's resources now allocated to programs for the unemployed and the

disadvantaged and the inadequate and failing effort to achieve an integrated society.

* We can adopt a policy of "enrichment" aimed at improving dramatically the quality of ghetto life while abandoning integration as a goal.

* We can pursue integration by combining ghetto "enrichment" with policies which will encourage Negro movement out of central city areas....

To continue present policies is to make permanent the division of our country into two societies: one, largely Negro and poor, located in the central cities; the other, predominantly white and affluent, located in the suburbs and in outlying areas.

The second choice, ghetto enrichment coupled with abandonment of integration, is also unacceptable. It is another way of choosing a permanently divided country. Moreover, equality cannot be achieved under conditions of nearly complete separation. In a country where the economy, and particularly the resources of employment, are predominantly white, a policy of separation can only relegate Negroes to a permanently inferior economic status.

We believe that the only possible choice for America is the third--a policy which combines ghetto enrichment with programs designed to encourage integration of substantial numbers of Negroes into the society outside the ghetto. (p. 22)

The December, 1968 report of the National Commission on Urban Problems (Douglas Commission) stressed the costs of maintaining large inner-city ghettos, both in terms of actual costs to governments of providing services to the ghetto populations, and in terms of the socially explosive character of the ghettos. In discussing the employment problems of ghetto residents, the Commission noted that

Available employment of the type for which slum adults might qualify is generally not available in the slum. In a recent year, 63 per cent of all construction permits for industrial buildings were

> issued for locations outside central cities. On the other hand, 73 per cent of office building construction permits were issued inside central cities. Central cities increasingly are becoming white-collar employment centers while the suburbs are becoming the job employment areas for new blue-collar workers. This is ironical in view of the fact that low-paid blue-collar workers, especially if they are Negroes, live in the central cities while the white-collar workers are increasingly living in the suburbs. Traveling to work becomes increasingly difficult for both. (p. 3)

Edward Logue, President of the New York State Urban Development Corporation, writing in Look Magazine April 1, said that

> As the inner-city housing crisis worsens, we persist in the notion that the central city by itself must provide for the housing needs of ill-housed low-income families. We cling to this fallacy despite the reality that the central cities no longer have significant amounts of vacant land and no large supply of decent, available, low-cost relocation housing. We have, in short, adopted an approach to the city-housing problem that is guaranteed to fail. But there are answers.
>
> There is an ample supply of vacant land suitable for housing low-income families in a ten-mile-wide belt around just about every one of our cities, except possibly New York and Los Angeles, where it may be necessary to go 20 miles or farther. Yet access to this land... has been denied to low-income families. (p. 70) (Italics in original.)

The Center for Community Change in Washington, directed by former IUD director Jack Conway, is discussing the possibility of suburban development of housing opportunities in the Detroit area. The Regional Plan Association and National Committee Against Discrimination in Housing are studying the job and housing opportunities in the New York suburbs. Other research programs are beginning to study the implications of the Kerner Commission's challenge to create "one society," rather than to

perpetuate the walls between the ghetto and the society at large.

As yet, however, programs to implement this concern have not moved from study to action. We still do not have viable strategies for implementing proposals which look toward expanding the role of the suburbs in developing solutions to problems of race and poverty.

The authors of this porposal have played active roles in seeking to shift emphasis on solutions to urban problems from a ghetto orientation toward a program to use the suburbs as a major resource for solving urban problems. We have presented our views to the White House, in a study of the relationship between zoning and housing costs in metropolitan areas, written for the Douglas Commission and in a study of the supply and availability of land for low- and moderate- cost housing in urban areas, written for the Kaiser Commission. We have also presented our views to a suburban electorate in Mr. Davidoff's recent campaign for Congress in the 26th District of New York.

In addition, we have conducted studies and have written articles that have had wide circulation, both privately and publicly, among members of the planning profession and the public. Some of these articles are:

A Housing Program for New York State, 1968.

"Advocacy and Pluralism in Planning," Journal of the American Institute of Planners, xxi, No. 4, November 1965.

"A Rebuilt Ghetto Does Not A Model City Make," Planning 1967, American Society of Planning Officials, Chicago, 1968.

Race, Jobs, and Housing in Metropolitan Areas, to be published by Random House, Spring, 1969.

"An Analysis of the Feasibility of Establishing a System of Educational Parks in a Metropolitan Region," United States Commission on Civil Rights consultant report, November, 1966.

"The National Bureau of Standards Move to Gaithersburg, Maryland: Effects on Minority and Low-Income Housing," Consultant Report to United States Commission on Civil Rights, May 1968.

Our previous efforts have been, to a large extent, voluntary. We think that with sufficient resources with which to establish a research and action center we may be able to play a more effective role in persuading the public to adopt some necessary alternatives for solving the urban crisis.

In establishing Suburban Action, we want to create a special and new role for ourselves as white advocate planners concerned with problems of racial and economic injustice. Our theme is that the concerned white must now take a more active role in persuading his fellow whites of the need to overcome the practices that the Kerner Commission identified with "white racism." We believe we can attract support from active and concerned youth frustrated by values in the suburbs they cannot accept. We think that many suburbanites, out of a sense of enlightened self-interest, are prepared to meet their responsibilities in this area, but that they are not sure what specific action they should take. Finally, we think that many institutions and groups in suburbia would welcome the presence of minority families as contributing to the solution of suburban

problems--for example, plant owners concerned with the shortage of labor; builders and mortgage bankers concerned with the decline in housing production; teachers and parents concerned with the effects of racially isolated schools and recreational facilities on the minds of the young white children of the suburbs. All of these groups are potential allies in organizing to open suburban land to low- and moderate- income and minority families and to create new employment and housing opportunities outside the city for the poor and for minorities.

For these reasons, we think that a Center for Suburban Research and Action in the New York region may successfully focus attention on the role of the white suburbs in creating solutions to central city and metropolitan-wide problems of race and poverty.

OBJECTIVES

The objectives of Suburban Action are:

1. To open suburban land to low- and moderate- income and minority families by eliminating restrictive zoning, subdivision regulation, and housing and building codes.

2. To stimulate the construction of low- and moderate-cost housing units in suburban areas.

3. To create new opportunities for linking suburban jobs and ghetto residents.

4. To prevent the enlargement of suburban ghettos and create adequate housing and job opportunities for residents of

these ghettos.

To accomplish these objectives, we will use the techniques of advocacy, legal challenge, public information, and research.

PROGRAM

Suburban Action's program will be carried out in four general areas:

1. Housing programs. These programs will attack the restrictive practices that close suburban housing markets to low- and middle- income and minority families; and will provide for construction of new moderately-priced units.

Suburban Action will form a Committee for Rational Zoning, allied with similar groups around the nation, to fight exclusionary zoning practices. The Committee would bring together civil rights, antipoverty, and real estate construction groups who have common cause in this battle.

Suburban Action will develop legal suits against restrictive zoning, subdivision regulations, and building codes. It will sponsor conferences and research projects into the restrictive effects of such zoning. Its first conference, co-sponsored by Urban America, will be held in May of this year. It will carry out an advertising and public-relations program to demonstrate the harmful impact of restrictive devices on local tax bases, on the housing choices of local municipal employees, and on racial and economic justice.

We will co-sponsor or provide technical assistance to

groups wishing to sponsor nonprofit, moderate-cost housing, and will press for the widespread use of rent supplements for use in both new and existing housing.

We will press for passage of laws permitting county governments to build public housing, to operate leased houses as public-housing units, and to administer rent-subsidy programs. We will urge support for laws to permit central-city housing authorities to buy or lease suburban units as needed to house central-city clients.

Research activity of the Center will include a survey and analysis of the attitudes of housing market participants about local housing and land use policies and practices, including participants' estimates of the capabilities of both the private and public sectors of the area's housing market to satisfy anticipated needs. Separate questionnaires will be designed for representative sample populations of the area's households, real estate professionals, builders and developers, lending and mortgage bankers, public agencies, welfare agencies, and large employers. Analysis of the responses to these questionnaires will provide insight into the dynamics of the housing market, and provide us with a base for attacking the exclusionary features of the market.

2. Employment programs. Suburban Action will develop ways to bring jobless and underemployed workers in the central city to employment opportunities now available in suburban parts of the region.

These programs would involve monitoring the location of new industrial growth in the region in terms of the employment needs of low-income and minority-group workers. It would involve arranging for contact between job-seeking groups in New York City and Newark and employers in suburban areas. We would press for legislation to require large firms to take part in on-the-job training programs, which would reach out for clients to unemployed persons registered with New York City branches of the State Employment Service. Suburban Action would establish, as a demonstration project, a job-finding service whose employee clients would come from New York City and Newark and whose employer clients would be located in the suburbs.

We will also look beyond the matching of jobs and workers to the creation of opportunities for black and Puerto Rican businessmen to invest their resources in the affluent suburbs, as a necessary corrective to current programs which confine opportunities available to black businessmen solely to declining ghetto areas.

Research activities associated with the employment programs of Suburban Action would include surveys of:

a. The needs of suburban firms for manpower, based on interviews with managers.

b. Available manpower within commuting distance of the suburban plants.

c. The characteristics of the unemployed and underemployed labor force in New York City; how this force could be brought

into the suburban job market through improved communications about available jobs, subsidized commutation, improved mass-transit facilities, and improved access to suburban housing.

3. Land use planning programs. Suburban Action would act as an advocate planning group to create plans for suburban development that would reflect its concern for ending poverty and discrimination in a decentralizing region. It would prepare a critique of existing land use and transportation plans for the region in the light of its concerns, and would make proposals for change in the plans adopted by county and municipal planning agencies.

Our planning proposals would include housing development plans related to industrial employment, including low- and moderate- income employment. Transportation proposals would recommend changes in emphasis from highway construction to mass transit, with routes oriented to the low-income worker living both in the suburbs and in the central city.

4. Taxation programs would attack the problems of exclusion created by the present system of local real property taxes. Studies would be undertaken to document the causal relationship between the size of the local tax base and the efforts of communities to exclude low- and moderate- income groups from their housing markets.

Political pressure for change in the tax system is being generated by steeply rising costs to moderate-income families, particularly for educational expenses. Suburban Action would

work to channel this discontent into attacks on the tax system and proposals for a broadly-based income tax.

5. Research projects. In addition to the research activities indicated under each of the broad program areas above, Suburban Action will undertake a research program dealing with basic issues underlying the organization of the New York metropolitan region. These research projects would include continuing studies of class and race in the suburbs, with emphasis on the nature and growth of the suburban ghetto.

ADVISORY BOARD

During its first year, Suburban Action will recruit an Advisory Board, drawn from suburban business groups, citizen groups, builders and housing officials, and government agencies in New York City. Manhattan Borough President Percy Sutton and Westchester Congressman Ogden Reid have indicated that they will serve on the Board.

The Board's function will be to gain wider knowledge and acceptance of Center policies and to advise the staff on its research and action program.

RELATION TO EXISTING GROUPS

Suburban Action will work with existing groups both in New York City and in the suburban counties. It will work with the Regional Plan Association to recommend specific policies to bring the suburbs into active participation in solving inner-city and regional problems. The Center will try to persuade the

Urban League, the NAACP, and other suburban civil rights and social agencies to reorient their approach to include concern not just for the poor and blacks who now live in suburbia, but also for those who live in New York City but who might live in suburbia under an enlightened program of regional development.

Suburban Action will urge the Urban Coalition to recognize the regional implications of its work. The Coalition should be asked to consider tying its program of bringing industry into ghettos with a program to bring ghetto residents to work in new job concentrations in the suburbs.

We will urge New York City agencies, action groups, and social research organizations to recognize that the fight for equality must be carried out in the suburbs as well as in the slums.

We will work with suburban colleges to sponsor colloquia and study projects on regional problems of poverty.

We will lobby for improved antidiscrimination laws, and for increased housing subsidy and building programs with federal, state, and local governments.

LOCATION

We will work in three areas of New York's suburbs: Westchester and Rockland Counties in New York, Nassau and Suffolk Counties on Long Island, and Bergen, Passaic, and Essex Counties in New Jersey. As a beginning, we propose to establish an office in White Plains to operate primarily in Westchester and

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SUBURBAN DEVELOPMENT: NEW STRATEGIES FOR THE URBAN POOR

An Address By

Manhattan Borough President Percy E. Sutton

October 10, 1969
Chicago

Conference on "Suburbia: The Next Frontier of the Civil Rights Movement?"

Sponsored by the NAACP and Suburban Action

* *

IT IS A GREAT PLEASURE FOR ME TO BE HERE TONIGHT AT THIS NAACP-SUBURBAN ACTION CONFERENCE. IT IS ALSO A GREAT PLEASURE TO SHARE THE SPEAKER'S PLATFORM WITH MR. ANTHONY DOWNS. AS MANY OF YOU KNOW, MR. DOWNS IS THE AUTHOR OF ONE OF THE MOST IMPORTANT BOOKS ABOUT BUREAUCRACY THAT HAS APPEARED IN THE UNITED STATES IN RECENT DECADES. HIS BOOK PLAYED A CRUCIAL ROLE IN REDEFINING CITIZEN PARTICIPATION AND CITIZEN INVOLVEMENT AS THE ESSENCE OF A FREE AND OPEN SOCIETY.

MR. DOWNS ALSO PLAYED A MAJOR ROLE IN THE WRITING OF THE KERNER COMMISSION REPORT, AND IN THE DOUGLAS COMMISSION REPORT AS WELL. IN BOTH OF THESE DOCUMENTS, HE AND HIS COLLEAGUES SET FORTH IDEAS AND POLICY ALTERNATIVES WHICH MAY WELL COME TO DOMINATE THE POLITICS OF THE 1970's. AT THE BASIS OF BOTH OF THESE DOCUMENTS IS THE BELIEF, MOST CLEARLY STATED IN CHAPTER XVI OF THE KERNER COMMISSION REPORT, THAT PUBLIC ACTIONS SHOULD AIM AT CREATING OPPORTUNITIES FOR CHOICE FOR ALL GROUPS AND FOR ALL PERSONS TO LIVE DECENTLY WHEREVER THEY CHOOSE, WHETHER IN CITIES OR IN SUBURBS OR IN RURAL AREAS. A SOCIETY THAT DOES NOT PROVIDE THE CITIZEN WITH OPPORTUNITY FOR CHOICE, AND WITH THE CAPACITY TO MAKE SUCH CHOICES EFFECTIVE, IS THAT MUCH LESS FREE AND MUCH LESS OPEN.

UNLESS WE CAN INSTITUTIONALIZE THE OPPORTUNITY FOR CHOICE, THESE DOCUMENTS POINT OUT, PRESENT POLICIES ARE LIKELY TO PREVAIL AND WE SHALL HAVE PERPETUATED TWO SEPARATE SOCIETIES IN THE UNITED STATES, "ONE LARGELY NEGRO AND POOR, LOCATED IN THE CENTRAL CITIES; THE OTHER, PREDOMINATELY WHITE AND AFFLUENT, LOCATED IN THE SUBURBS AND IN OUTLYING AREAS."

WE ARE HERE TONIGHT TO TALK ABOUT URBAN PROBLEMS AND SUBURBAN OPPORTUNITIES, AND ABOUT THE FUTURE OF OUR CITIES AND SUBURBS. YET ALL OF US KNOW THAT JUST AS MAN CANNOT SERVE TWO MASTERS, SO A NATION CANNOT SERVE TWO IDEOLOGIES: A NATION THAT

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IS SPENDING ITS BLOOD AND ITS TREASURE ON AN ILL-CONCEIVED AND UNJUST WAR IN VIETNAM CANNOT SUMMON THE MORAL ENERGIES AND THE SENSE OF INJUSTICE WHICH ARE NECESSARY TO OVERCOME POVERTY AND DISCRIMINATION OR TO REVERSE THE DRIFT TOWARD RACIAL POLARIZATION HERE AT HOME. IT SEEMS ALL TOO CLEAR THAT THE AMERICAN PEOPLE WILL NOT COME TO GRIPS WITH THE URBAN CRISIS UNTIL THE AMERICAN GOVERNMENT COMMITS ITSELF FIRST TO A RAPID WITHDRAWAL FROM VIETNAM.

THEREFORE, LET ME SUGGEST THAT A FIRST STEP IN ACHIEVING THE GOAL THAT WE SEEK HERE TONIGHT WOULD BE FOR THIS CONFERENCE TO PLEDGE ITS SUPPORT TO THE OCTOBER 15th MORATORIUM, AND TO ISSUE A CALL FOR AMERICAN WITHDRAWAL FROM VIETNAM.

WE CAN TALK ALL WE WANT TO ABOUT HOW TO SOLVE THE PROBLEMS OF OUR CITIES, BUT UNTIL WE BEGIN TO USE THE RESOURCES NOW APPLIED TO DESTRUCTION AND WAR FOR CONSTRUCTION AND PEACE, THERE IS LITTLE WE CAN DO EXCEPT TALK. FOR EXAMPLE, IN MY OWN BOROUGH OF MANHATTAN AND IN MY OWN CITY OF NEW YORK, EVERY HOUR OF EVERY DAY MORE MONEY GOES TO VIETNAM THROUGH TAXES THAN IT TAKES TO RUN A HIGH SCHOOL FOR A YEAR AND EVERY MONTH ENOUGH MONEY GOES TO VIETNAM TO BUILD NEW HOUSING FOR 12,000 LOW AND MIDDLE INCOME FAMILIES.

I HAVE COME TO CHICAGO TO ADD MY VOICE TO THE CRUCIALLY IMPORTANT THEME OF THIS CONFERENCE. THE CO-SPONSORS OF THIS MEETING ARE RIGHT ON TARGET IN THEIR ASSESSMENT OF WHERE URBAN DEVELOPMENT POLICY HAS FAILED, AND HOW IT MUST BE CHANGED TO REFLECT THE CHANGING DISTRIBUTION OF RESOURCES AND OPPORTUNITIES IN OUR METROPOLITAN AREAS.

URBAN DEVELOPMENT POLICY ESPECIALLY AS IT AFFECTS THE CITIES AND THE POOR HAS FAILED IN PART BECAUSE IT IS BASED ON THE ASSUMPTION THAT SINCE URBAN PROBLEMS ARE CONCENTRATED IN

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GHETTOES AND IN CENTRAL CITIES, THE SOLUTIONS TO THESE PROBLEMS MUST ALSO BE CONCENTRATED IN GHETTOES AND IN CENTRAL CITIES. IT HAS FAILED BECAUSE IT ASSUMES THAT POOR PEOPLE WOULD BE SATISFIED WITH HAND-ME-DOWN HOUSING, WITH SECOND RATE SCHOOLS AND WITH TRAINING PROGRAMS WHICH DO NOT LEAD TO EMPLOYMENT.

IT HAS FAILED BECAUSE IT ASSUMES THAT THOSE WHO ARE POOR DO NOT WANT WHAT THOSE WHO ARE MIDDLE CLASS WANT -- THE OPPORTUNITY TO GET A DECENT JOB THAT PAYS A LIVING WAGE; THE OPPORTUNITY TO RAISE ONE'S CHILDREN IN A DECENT AND HEALTHFUL ENVIRONMENT; THE OPPORTUNITY TO LEARN ABOUT AND PARTICIPATE IN EXPANDING HORIZONS; THE OPPORTUNITY TO BE MOBILE IN A MOBILE SOCIETY -- TO MOVE ABOUT FREELY IN WHAT OUR FOREFATHERS CALLED "THE PURSUIT OF HAPPINESS."

FINALLY, URBAN DEVELOPMENT POLICY IN THE UNITED STATES HAS FAILED BECAUSE IT HAS ASSUMED THAT THE POOR WOULD BE SATISFIED WITH TAKING OVER POLITICAL CONTROL OF DECLINING CENTRAL CITIES, LEAVING THE BURGEONING SUBURBS IN THE HANDS OF THE MIDDLE CLASS AND THE AFFLUENT.

OUR PRESENCE HERE TONIGHT IS TESTIMONY TO OUR BELIEF THAT THESE ASSUMPTIONS WHICH HAVE GOVERNED URBAN POLICY SINCE WORLD WAR II ARE FALSE AND WITHOUT FOUNDATION.

PROBABLY THE MOST CRUCIALTEST THAT SHOULD BE APPLIED TO ANY PUBLIC POLICY IS THE TEST OF SUCCESS: DOES THE POLICY WORK? BY THIS TEST, URBAN DEVELOPMENT POLICY IN THE UNITED STATES HAS BEEN A DREADFUL FAILURE. IN MY OWN CITY OF NEW YORK, FOR EXAMPLE, WE HAD 560,000 SUBSTANDARD HOUSING UNITS IN 1960. BY 1970, THE NUMBER OF SUCH SUBSTANDARD UNITS WILL HAVE RISEN TO NEARLY 900,000. IN 1960, WE BUILT 35,000 HOUSING UNITS;

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IN 1969, WE WILL HAVE BUILT LESS THAN 20,000 UNITS.

IN 1960, WE HAD 150,000 MORE MANUFACTURING PRODUCTION JOBS IN NEW YORK CITY THAN WE WILL HAVE IN 1970.

IN 1960, WE SPENT $332,000,000 ON WELFARE; BY 1970 WE WILL BE SPENDING MORE THAN $2 BILLION PER YEAR ON WELFARE, OF WHICH $400 MILLION WILL BE USED FOR RENT PAYMENT TO WELFARE RECEIPTS -- THE OVERWHELMING AMOUNT OF THAT $400 MILLION GOING AS SUBSIDIES TO SLUM LANDLORDS.

EVEN MORE SHOCKING FOR WHAT IT SAYS ABOUT OPPORTUNITY AND MOBILITY IN OUR SOCIETY IS THE FACT THAT MORE THAN ONE MILLION RESIDENTS OF NEW YORK CITY -- ONE OUT OF EIGHT PERSONS-- ARE RECEIVING WELFARE BENEFITS AT A TIME WHEN THE NATION'S OVERALL PROSPERITY IS AT AN ALL TIME HIGH.

WHEN WE TURN TO THE AREA OF PUBLIC FINANCE, THE PATTERN IS MUCH THE SAME. SINCE 1960, THE CITY'S BUDGET HAS MORE THAN TRIPLED FROM $2.3 BILLION TO NEARLY $7 BILLION.

TO FINANCE THIS INCREASE IN EXPENDITURES, WE HAVE RAISED OUR SALES TAXES, INSTITUTED A PROGRESSIVE CITY INCOME TAX AND GREATLY INCREASED OUR REAL PROPERTY TAXES. YET WE ARE STILL UNABLE TO OFFER OUR CITIZENS THE KIND OF SERVICES WHICH THEY NEED TO SURVIVE.

IF ANYTHING MAY BE SAID TO BE CLEAR, IT IS THAT NEW YORK CITY CANNOT SOLVE ITS PROBLEMS WITHIN THE CITY BOUNDARIES, OR THROUGH USE OF CITY RESOURCES. THERE IS SIMPLY NOT ENOUGH LAND, NOT ENOUGH HOUSING, NOT ENOUGH JOBS AND NOT ENOUGH MONEY IN THE CITY TO SOLVE NEW YORK CITY'S PROBLEMS WITHIN THE CITY.

THIS EXTREME SITUATION HAS OCCURRED IN SPITE OF THE FACT THAT THE INNER CITIES HAVE BEEN THE LOCUS OF NEARLY ALL OF THE

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RESEARCH AND ACTION PROGRAMS THAT HAVE BEEN UNDERTAKEN AS PART OF THE WAR ON POVERTY, AND IN SPITE OF THE FACT THAT THE INNER CITIES HAVE BEEN THE TARGET OF A MASSIVE URBAN RENEWAL EFFORT.

IT IS PATENTLY CLEAR THAT URBAN RENEWAL HAS FAILED. IT HAS FAILED BECAUSE IT COULD NOT PROVIDE DECENT DWELLINGS AND SUITABLE LIVING ENVIRONMENTS FOR THOSE WHO NEEDED THEM MOST. IT FAILED BECAUSE THE RELOCATION PROGRAM PROVIDED FOR POSITIVE OPPORTUNITIES BUT OPERATED SO INHUMANELY THAT RENEWAL DEVELOPED INTO ONE OF THE MOST SAVAGE PUBLIC PROGRAMS EVER INFLICTED UPON THE POOR AND THE BLACK. URBAN RENEWAL RELOCATION FAILED PRECISELY BECAUSE THE OFFICIALS DID NOT THINK OF THE RELOCATEE AS A BENEFICIARY OF THE PROGRAM. RATHER, HE WAS VIEWED AS AN OBSTRUCTION THAT HAD TO BE PUSHED ASIDE.

WHILE THE PROBLEMS OF THE INNER CITY HAVE BEEN GROWING STEADILY GREATER, ALL THE INDICES THAT I HAVE LOOKED AT SAY THAT THE RESOURCES NEEDED TO SOLVE THESE PROBLEMS ARE NO LONGER LOCATED IN THE CITIES, BUT ARE INCREASINGLY TO BE FOUND IN SURROUNDING SUBURBS.

-- FOR EXAMPLE, MORE THAN 80% OF ALL THE NEW JOBS THAT ARE CREATED IN LARGE METROPOLITAN AREAS ARE LOCATED IN THESE SUBURBS.

-- VIRTUALLY ALL THE NEW BLUE COLLAR MANUFACTURING JOBS CREATED EACH YEAR IN OUR LARGE METROPOLITAN AREAS ARE LOCATED IN THE SUBURBS.

-- THE SUBURBS ARE THE PLACE WHERE 70-80% OF THE NEW METROPOLITAN AREA HOUSING UNITS ARE BUILT EACH YEAR.

-- THE SUBURBS CONSTITUTE THE MAJOR VACANT LAND RESOURCE OF METROPOLITAN AREAS. INDEED, 98% OF ALL VACANT LAND IN METROPOLITAN AREAS AVAILABLE FOR RESIDENTIAL

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DEVELOPMENT IS FOUND OUTSIDE CENTRAL CITIES.

-- FINALLY, THE SUBURBS HAVE BEEN THE CENTER OF A VAST POPULATION SHIFT IN WHICH MILLIONS OF MIDDLE CLASS WHITE AMERICANS WALKED OUT OF THE DECAYING NEIGHBORHOODS OF CENTRAL CITIES AND INTO NEW NEIGHBORHOODS IN THE SUBURBS.

THE IMPLICATIONS OF THESE STATISTICS ARE ABSOLUTELY SHATTERING FOR THOSE WHO HAVE BEEN LED TO BELIEVE THAT THE CITIES CAN BE REBUILT AT THE SAME OR AT EVEN LOWER DENSITY.

FOR EXAMPLE, IF ONE HALF OF THE NUMBER OF SUBSTANDARD UNITS THAT WILL EXIST IN NEW YORK CITY IN 1970 (900,000 UNITS) WERE TO BE REHABILITATED, AND THE OTHER HALF WERE TO BE REPLACED BY NEW STRUCTURES ON VACANT LAND AT A DENSITY OF 40 UNITS TO THE NET ACRE, SUCH A PROCESS WOULD REQUIRE 10,220 ACRES OF LAND, YET THE FACT IS THAT NEW YORK CITY DOES NOT EVEN HAVE 6,000 ACRES OF VACANT LAND ZONED FOR RESIDENCE. THESE FIGURES SHOULD BE COMPARED TO THE NEARLY 3,000 SQUARE MILES OF VACANT LAND IN THE 31 COUNTY NEW YORK METROPOLITAN AREA.

THE REPORT OF THE PRESIDENT'S COMMITTEE ON URBAN HOUSING CALCULATED HOW MUCH LAND WOULD BE REQUIRED HERE IN CHICAGO TO PROVIDE 215,000 SUBSIDIZED LOW AND MODERATE COST HOUSING UNITS TO REPLACE THOSE UNITS FOUND TO BE SUBSTANDARD IN 1960. IF ANY ONE HALF OF THESE 215,000 UNITS WERE TO BE REPLACED BY NEW UNITS ON VACANT LAND, AT THE MODERATE DENSITY OF 20 UNITS TO THE NET ACRE, IT WOULD REQUIRE 5,375 ACRES OF LAND. THIS FIGURE DOES NOT INCLUDE THE LAND REQUIRED TO PROVIDE PRIVATELY FINANCED HOUSING OR FOR RELATED NON-RESIDENTIAL USES IN CHICAGO.

SET AGAINST THIS FIGURE IS THE FACT THAT IN 1963, CHICAGO'S PLANNING COMMISSION FOUND A TOTAL OF 9,110 ACRES OF

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VACANT LAND IN THE ENTIRE CITY, OF WHICH MORE THAN 6,100 ACRES WERE IN MANUFACTURING DISTRICTS AND LESS THAN 2,284 WERE IN RESIDENTIAL DISTRICTS. MOREOVER, 60% OF THIS 2,284 ACRES OF RESIDENTIALLY ZONED LAND IS ZONED FOR A MAXIMUM OF EIGHT UNITS TO THE ACRE!

THIS MUST BE COMPARED WITH THE EXISTENCE OF MORE THAN 300,000 ACRES OF VACANT LAND IN THE CHICAGO AREA SUBURBS.

IN SUM, THE UNAVAILABILITY OF LARGE AMOUNTS OF VACANT LAND WITHIN CENTRAL CITIES MAKES IT ALMOST INEVITABLE THAT THE BULK OF FUTURE DEVELOPMENT IN URBAN AREAS WILL TAKE PLACE OUTSIDE OF THESE CITIES. AND IT IS THIS FACT THAT HAS BECOME SO CRITICALFOR THE POOR WHO ARE TRAPPED IN OUR LARGE CITIES.

UNLIKE OTHER GROUPS, THE POOR HAVE NOT BEEN ABLE TO LEAVE THE CITIES, OR TO OVERCOME THE TREMENDOUS DISTANCES THAT SEPARATE THEM FROM AVAILABLE EMPLOYMENT OPPORTUNITIES. WHEN THE POOR MIGRATE TO THE BIG CITIES, THEY FIND THE JOBS THAT THEY HAVE COME FOR HAVE BEEN RELOCATED OUT OF THE CITY TO THE SUBURBS. AND THEY SOON FIND THAT BECAUSE OF LOCAL ZONING AND HOUSING POLICIES, THEY ARE UNABLE TO FOLLOW THESE JOBS TO THE SUBURBS.

AS A RESULT, WE SEE IN EVERY CITY IN THE LAND THOUSANDS OF BLACK PEOPLE, MEXICAN AMERICANS, PUERTO RICANS AND POOR WHITES PILING UP IN THE CENTRAL CITIES WITHOUT JOBS, WITHOUT INFORMATION ABOUT EMPLOYMENT OPPORTUNITIES, WITHOUT DECENT HOUSING AND WITHOUT ANY PROSPECT OF IMPROVING THEIR SITUATION BY FURTHER MIGRATION.

AT THE SAME TIME, AS IF TO MOCK THE POLICIES WHICH HAVE BROUGHT US TO OUR PRESENT CRISIS, SUBURBAN JOB OPPORTUNITIES

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REMAIN UNFILLED FOR LACK OF ADEQUATE MANPOWER.

DECENT PAYING JOBS ARE AVAILABLE. THE MAJOR QUESTION IS, CAN THE POOR GAIN ACCESS TO THEM? ONE WAY IS TO IMPROVE THE MEANS OF TRANSPORTATION FROM PLACE OF RESIDENCE TO PLACE OF WORK. SOME ATTENTION IS NOW BEING PAID TO THIS ISSUE. CONSIDERABLY MORE ATTENTION WILL BE REQUIRED.

HOUSING NEAR JOBS IS, OF COURSE, A MOST DESIRABLE WAY OF MAKING THESE JOBS MORE ACCESSIBLE. BUT, FOR A HOST OF WELL-KNOWN REASONS, THE HOUSING IS NOT NOW AVAILABLE. NEW SUBURBAN HOUSING, I WOULD ARGUE, MUST NOW BE DEMANDED BY LOW INCOME PERSONS WHO WISH TO LIVE IN THE SUBURBS NEAR NEW JOB OPPORTUNITIES.

ASIDE FROM THE JOB ISSUE, WE MUST NOW MAKE A MAJOR EFFORT TO OPEN THE SUBURBAN LAND BASE FOR LARGE AMOUNTS OF LOW AND MODERATE COST HOUSING. AS WE HAVE SEEN, THERE IS SIMPLY NOT ENOUGH VACANT LAND IN THE CITIES TO PERMIT AN ADEQUATE RELOCATION JOB TO BE DONE. IN ORDER TO REBUILD THE CITIES, WE MUST HAVE AMPLE ROOM FOR RELOCATING RESIDENTS OF AREAS THAT DESPERATELY NEED REBUILDING. WE MUST PRESS FOR ACCESS TO SUBURBAN LAND.

BUT THAT LAND WILL NEVER BELONG TO US, UNLESS THE DISCRIMINATORY ZONING LAWS AND OTHER BUILDING REGULATIONS ARE DECLARED ILLEGAL. WE MUST CONFRONT THESE PRACTICES WITH THE SAME DETERMINATION THAT THE NAACP TOOK ON THE BATTLE AGAINST SEGREGATED EDUCATION. THESE ZONING LAWS ARE ABUSIVE. AND, IT IS IMPORTANT TO POINT OUT, THEY DO NOT JUST DISCRIMINATE AGAINST BLACKS. THEY DISCRIMINATE AGAINST THE OVERWHELMING MAJORITY OF AMERICAN CITIZENS.

SUBURBAN ZONING LAWS HAVE THE EFFECT OF KEEPING 80%

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OF THE POPULATION FROM BEING ABLE TO MOVE INTO SUBURBAN COMMUNITIES. I MUST PARTICULARIZE. I AM SPEAKING ABOUT ZONING REQUIREMENTS CALLING FOR A HOUSE TO BE CONSTRUCTED ON AN ACRE OR MORE. I AM SPEAKING ABOUT ZONING LAWS WHICH PROHIBIT CONSTRUCTION OF MULTI-FAMILY HOUSING AND SO DISALLOW THE CONSTRUCTION OF UNITS WHICH CAN BE BUILT AT REASONABLE COSTS.

THESE LAWS NOT ONLY EXCLUDE THE MAJORITY OF CITIZENS FROM FINDING NEW DECENT HOUSING, THEY SERIOUSLY UNDERMINE LOCAL ECONOMIES. IN THE NEW YORK REGION, THE CONSTRUCTION INDUSTRY COULD BE BUILDING AT LEAST TWICE AS MANY HOMES EACH YEAR IN ORDER TO MEET THE DEMAND. WHAT WOULD IT MEAN TO EMPLOYMENT POSSIBILITIES FOR BLACKS IF THE CONSTRUCTION INDUSTRY DOUBLED ITS NUMBER OF EMPLOYEES? WHAT WOULD IT MEAN TO THE OVER-ALL ECONOMY IF TWICE THE FUNDS NOW INVESTED IN CONSTRUCTION WERE INVESTED?

THESE ZONING LAWS ARE CREATING AN INTEGRATED NOOSE STRANGLING OPPORTUNITIES FOR BLACK AND WHITE FAMILIES NEEDING HOUSING, DESTROYING POSSIBILITIES OF EMPLOYEES LIVING NEAR PLACES OF NEW EMPLOYMENT, AND SERIOUSLY WEAKENING THE ECONOMY OF LOCALAREAS. A HANDFUL OF THE POPULATION OF THE METROPOLITAN REGION IS RESPONSIBLE FOR THESE REGULATIONS. THEIR POWER TO CONTROL OPPORTUNITIES MUST BE LIMITED BY STATE AND FEDERAL ACTION.

RECENTLY, THERE HAS BEEN STRONG INDICATION OF SIGNIFICANT CHANGES IN URBAN DEVELOPMENT POLICY WITH RESPECT TO THE ROLE OF THE SUBURBS.

FIRST, THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION COULD BE AN INSTRUMENTALITY FOR OVERCOMING LOCAL PAROCHIALISM.

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I APPLAUD THE INITIATIVE OF THE URBAN DEVELOPMENT CORPORATION AND OF ITS PRESIDENT, MR. EDWARD J. LOGUE, IN RECENTLY DEVELOPING PROPOSALS FOR TWO "NEW TOWNS" IN UPSTATE NEW YORK TO ASSIST IN SOLVING THE PROBLEMS OF THE OVERCROWDED CITIES OF THAT REGION.

BUT I MUST EXPRESS MY PROFOUND REGRET THAT THE URBAN DEVELOPMENT CORPORATION DID NOT SEE FIT TO USE ITS BROAD POWERS TO OVERRIDE THE PRESENT DISCRIMINATORY ZONING AND HOUSING ORDINANCES IN THE NEW YORK CITY AREA SUBURBS.

ANOTHER ADVANCE IS ROBERT MEYNER'S STATEMENT THAT HE WILL PRESS FOR ZONING CHANGES TO REQUIRE NEW HOUSING FOR EMPLOYEES OF PLANTS THAT ARE BUILT IN SUBURBAN COMMUNITIES. IF ROBERT MEYNER IS ELECTED GOVERNOR OF NEW JERSY, THIS WILL MEAN THAT THE GOVERNOR OF A MAJOR STATE HAS PUT HIS FORCE BEHIND A REVOLUTION IN ZONING PATTERNS THAT WILL ENABLE LOW, MODERATE AND MIDDLE INCOME FAMILIES TO GAIN ACCESS TO JOBS.

THE NEXT IMPORTANT RECENT CONTRIBUTION TO CHANGING THE PATTERNS OF ZONING IS THE NEW LEGISLATION ENACTED TWO MONTHS AGO BY THE STATE OF MASSACHUSETTS REQUIRING THAT EVERY COMMUNITY IN THE STATE PROVIDE 0.3% OF ITS VACANT LAND OVER THE NEXT FIVE YEARS FOR LOW AND MODERATE INCOME HOUSING.

ALTHOUGH THIS IS A SMALL AMOUNT OF LAND, IT IS OF MONUMENTAL IMPORTANCE, FOR IT ESTABLISHES THE OBLIGATION OF LOCALITIES TO CONTRIBUTE TO THE SOLUTION OF REGIONAL HOUSING PROBLEMS.

I WOULD ALSO LIKE TO POINT OUT THE POSSIBILITY OF PRIVATE ACTION TO OPEN THE SUBURBS TO ALL ECONOMIC AND SOCIAL CLASSES.

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FOR EXAMPLE, THE NAACP MIGHT OPENLY SEEK CONTRIBUTIONS OF LAND FROM PRIVATE GROUPS. ON THAT LAND, NEW COMMUNITIES COULD BE PLANNED BY THE NAACP AT REASONABLY MODERATE COST BY BUILDING HOUSING OF MANY TYPES -- SINGLE FAMILY HOUSES, ROW HOUSES, GARDEN APARTMENTS AND EVEN HIGH-RISE APARTMENTS. WHERE ZONING RESTRICTIONS PROHIBIT SUCH CONSTRUCTION, THE NAACP WILL BE IN A POSITION TO CHALLENGE THE LOCAL EXCLUSIVE ZONING LAWS. EVEN IF THE NAACP SHOULD LOSE ITS CASE IN COURT, IT COULD STILL BUILD RELATIVELY MODERATE COST HOUSING UNDER EXISTING ZONING REGULATIONS SINCE THERE WOULD BE NO LAND COSTS INVOLVED IN DEVELOPMENT.

STATE AND FEDERAL GOVERNMENTS HAVE A MAJOR ROLE TO PLAY IN KNOCKING DOWN EXCLUSIONARY ZONING RESTRICTIONS. IN MOST SUBURBAN COMMUNITIES THROUGHOUT THE NATION, FEDERAL AND STATE GOVERNMENTS ARE INVESTING LARGE AMOUNTS OF MONEY IN NEW PUBLIC FACILITIES. IT IS THE RESPONSIBILITY OF THE PUBLIC TO SEE THAT WHERE THE GOVERNMENT CREATES NEW JOB OPPORTUNITIES, IT SIMULTANEOUSLY PROVIDES ADDITIONAL HOUSING OPPORTUNITIES FOR LOW AND MODERATE INCOME INDIVIDUALS WORKING FOR THE PUBLIC IN THESE PUBLIC FACILITIES.

THE FEDERAL AND STATE GOVERNMENTS HAVE MISSED THOUSANDS OF OPPORTUNITIES TO ALTER SEGREGATION PATTERNS THAT HAVE DEVELOPED IN SUBURBAN AREAS. A RECENT CIVIL RIGHTS COMMISSION REPORT DEMONSTRATED THIS FAILURE. WHEN THE NATIONAL BUREAU OF STANDARDS MOVED FROM WASHINGTON, D.C. TO SUBURBAN MARYLAND, THE WHITE EMPLOYEES OF THE AGENCY WERE ABLE TO MOVE NEAR THE NEW LOCATION. BLACK EMPLOYEES HAD TO COMMUTE ONE TO ONE AND A HALF HOURS IF THEY WISHED TO REMAIN EMPLOYED, FOR NO HOUSING WAS AVAILABLE TO THEM IN THE AREA.

SIMILARLY, WHERE THE GOVERNMENT ESTABLISHES CONTRACTS

(more)

WITH PRIVATE INDUSTRY, THE CONTRACT SHOULD STIPULATE THAT THE INDUSTRY MAKE AVAILABLE HOUSING FOR MODERATE AND LOW INCOME EMPLOYEES.

IN THE PAST FEW MINUTES, I HAVE DISCUSSED ONLY A FEW OF THE MANY POTENTIAL STRATEGIES FOR ACTION ON THE LOCAL, STATE AND FEDERAL LEVELS TO PROMOTE EQUAL ACCESS TO LAND, TO REDUCE THE CONCENTRATION OF POPULATION IN URBAN AREAS, AND TO BEGIN OPENING UP OUR SUBURBAN AREAS TO HOUSING AND JOB OPPORTUNITIES.

ALL OF YOU IN YOUR MEETINGS THIS WEEKEND WILL DEBATE AND DISCUSS THESE STRATEGIES AND HOPEFULLY IN YOUR BRAINSTORMING WILL DEVELOP SOME EXCITING NEW APPROACHES.

THE HUMAN RIGHTS MOVEMENT IS AT MIDPOINT IN ITS HISTORY, HAVING WON A NUMBER OF IMPORTANT VICTORIES OVER THE YEARS -- BUT HAVING MANY LONG YEARS OF STRUGGLE AHEAD. THE MOVEMENT TO OPEN UP THE SUBURBS IS WHERE THE CIVIL RIGHTS MOVEMENT WAS 60 YEARS AGO -- AT THE POINT OF BEGINNING.

BUT IN THIS ERA OF RAPID SOCIAL CHANGE -- OF A GENERATION GAP WHICH WORKS IN OUR FAVOR AS YOUNG PEOPLE MOVE INTO POSITIONS OF POWER -- OF INCREASING MILITANCE BY ALL PEOPLES IN STRIVING FOR BETTER LIVES, IN THIS ERA WE CAN HOPE THAT THE KINDS OF STRIDES WHICH TOOK DECADES TO ACHIEVE IN THE PAST CAN NOW BE ACHIEVED IN YEARS.

AND WE CAN WORK -- WE CAN SPEAK OUT -- WE CAN ORGANIZE -- WE CAN FIGHT SO THAT THE OPEN SOCIETY WHICH IS TODAY'S DREAM CAN BE NEXT YEAR'S REALITY.

(end)

FUROR OVER A DRIVE TO INTEGRATE THE SUBURBS

Suburban housing—that's the "new frontier" of civil rights. As on most frontiers, the going isn't easy. The case of Warren, Mich., shows the difficulties.

WARREN, Mich.

The suburbs are now becoming battlegrounds in the latest federal drive against racial segregation.

One skirmish has just been fought here in this almost all-white suburb near Detroit. What happened in Warren showed a fear that has been growing in many such suburbs across the country.

The fear is that billions of federal dollars—voted to finance housing and urban renewal—are now going to be used as weapons to force the integration of white suburbs.

Denial—and warning. George Romney, Secretary of Housing and Urban Development, came here July 27 to try to quiet such fears. He told a meeting of 40 suburban mayors:

"There's been a lot of loose talk about a HUD policy of 'forced integration' of the suburbs. There is no such policy.

"The Department does encourage integration through voluntary action. And we have a statutory mandate to enforce a national policy of fair housing. But our role is not to prescribe quotas of numerical standards which a community must meet."

Then, however, the Secretary added a warning which described the HUD strategy and explained what the uproar in suburbs is all about. He said:

"For any community to receive our HUD grants, they must take affirmative action to prevent discrimination in the choice of a house or a community in which to live."

Commented Orville Hubbard, mayor of almost entirely white Dearborn, Mich.:

"It's still evident that if you don't comply fully with the HUD requirements, you don't get the money."

High stakes, high emotions. The money stake is high. HUD has about 3 billion dollars in housing and urban-renewal grants to distribute among scores of cities and suburbs.

Warren's case showed what some suburbs might be required to do in order to get such money.

It also showed the emotions—and the resistance—such demands can arouse.

Secretary Romney was bombarded with critical questions in his meeting with suburban mayors. And he was booed by a crowd of some 300 whites who gathered outside the meeting hall.

Warren is typical of many suburbs in these times when people, industry—and jobs—are moving out from big cities to surrounding communities.

About 30 per cent of Warren's work force—mainly in auto-related plants—is black. But those black workers do not live here. A recent count showed only 28 black families among Warren's 180,000 people.

Some Warren residents have made it clear that they do not welcome Negroes as neighbors. Three years ago police had to protect a mixed couple who moved into an all-white Warren subdivision.

Then Warren applied for a 2.8-million-dollar grant for urban renewal.

HUD laid down 11 conditions for approving the loan. Among the things that Warren was asked to do were these:

- Appoint a fair-housing council.
- Develop low-income housing units.
- Help Negroes in locating, buying or building homes in the city.
- "Document" police efforts to protect civil rights of minorities—"especially in housing."

A "starting point"? "The Detroit News" published a series of articles which began by saying:

"The Federal Government intends to use its vast power to force integration of America's white suburbs—and it is using the Detroit suburbs as a key starting point."

"The News" quoted a HUD memorandum which described the Detroit suburbs as "an unparalleled opportunity for the application of a fair-housing strategy" with the aim of loosening "the

(continued on next page)

—Wide World Photo

Secretary Romney met sharp questioning as he explained HUD integration policies to suburban mayors. Then, outside the meeting, he was booed by protesters.

—UPI Photo

INTEGRATING SUBURBS

[continued from preceding page]

'white noose' surrounding the central city" of Detroit.

Secretary Romney denied that Warren or any other Detroit suburb was being singled out as a target. He reached a compromise with Warren which attached only two strings to the HUD grant: that Warren pass an open-housing ordinance and that it establish a fair-housing board. The city council agreed to those terms—by a 5-to-4 vote—and the grant was approved formally on July 28.

After the settlement, Warren's Mayor Ted Bates said, "If in the future I detect any attempt by HUD to reverse its present policy—any attempt to bring forced integration to Warren—I will not hesitate to kill urban renewal."

Some observers interpreted the outcome of the Warren case as a setback for Government officials who hope to use urban-renewal funds as a means of pressing for desegregation in suburbs.

Resistance to federal programs has been encountered in some other cities. In at least one case, the resistance came from Negroes. That happened in Manhasset, N. Y., where Negro home owners blocked a federally aided program to build low-cost homes in a well-to-do black neighborhood. Two Negro organizations expressed concern that the neighborhood would deteriorate.

Mr. Romney, however, made clear to the suburban mayors that he will continue to require that communities getting HUD aid be open to all races.

How the law reads. The 1968 Fair Housing Act orders that the HUD Secretary "shall administer programs and activities relating to housing and urban development in a manner affirmatively to further the policies" of that Act. And Mr. Romney told the suburban mayors:

"This means a policy of nondiscrimination in housing, and that is what this Department will enforce."

The question still to be answered is just how far the Government will go in pressing for suburban integration.

A key official of the Nixon Administration said that present laws are "not explicit" on this subject, and that no firm policy has yet been adopted.

This official revealed that the White House was disturbed about Mr. Romney's confrontation with the mayors in Warren, and wished he had checked with the White House before his trip.

"New frontier." Warren is not the first city to feel HUD pressure for integration. Funds have been held up until assurances of an "open community" were obtained in such places as Stoughton, Mass., Waterloo, Ia., and Fairborn, Ohio.

Mr. Romney has asked Congress to authorize the overriding of local zoning or building codes that discriminate against federally subsidized housing.

Senator Abraham Ribicoff (Dem.), of Connecticut, is preparing legislation to both encourage and require integration of housing and schools in metropolitan areas throughout the country.

Suburbs are becoming known as "the new frontier" of civil rights.

MERGING CITY AND SUBURBAN SCHOOLS: THE RICHMOND STORY

RICHMOND, Va.

A merger of city and suburban school districts is proposed here in Richmond as a way of integrating schools. And it's stirring up a storm.

If adopted, it will be the first test anywhere of this controversial idea. It could lead to similar mergers in other metropolitan areas—in the North as well as in the South.

Goal: a balance. The idea is to combine the heavily black school population of the city with the preponderantly white population of the suburbs as a means of creating a racial balance in the schools of both areas.

A hope of the plan's backers is that it also would stem the flight of white families from cities to suburbs by making suburbs no longer a haven from racially mixed schools.

One of the big problems, however, is how to bring about such a merger, even if it should be ordered by a federal court.

Here, the city of Richmond is an entirely separate political entity. It is not even a part of any county. Equally separate and independent are the two counties that surround Richmond—Chesterfield County and Henrico County.

—Foster Photo

Judge Merhige suggested a city-suburban merger.

Action by State? Some action by the State government almost surely would be required to effect the school merger, even if the suburbs should consent—and initial reaction to the proposal indicated neither the suburbs nor the State would be likely to go along with the idea.

Henrico County Supervisor L. Ray Shadwell said that "for the federal court to merge the services of the municipalities would amount to the destruction of all local government within the United States."

Citizens have begun organizing to combat the proposed merger.

The merger idea came from a U. S. district judge, Robert R. Merhige, Jr., on July 6.

After he had rejected as inadequate a school-board plan for increasing the amount of racial mixing in Richmond schools, the judge suggested that the city school board discuss the "feasibility" of consolidation with officials of neighboring counties as a possible answer to the integration problems.

Hearings scheduled. The city board, on July 22, took up the judge's suggestion and asked him to order it into effect. Now the judge is scheduled to hold hearings and rule on his own suggestion.

Unless the suburban school districts are brought into the city school system, the board warned, no lasting integration of city schools can be achieved because "the exodus of whites creates a condition resulting in resegregation" of the city schools.

Such resegregation has occurred in several cities—notably in Washington, D. C. There, 16 years after Negroes were admitted to previously all-white schools, the enrollment is now more than 93 per cent black, with white enrollment declining year by year.

In Richmond, the school population is 60 per cent black, while in the adjoining counties only about 8 per cent of the pupils are black.

Because of housing patterns, school officials say they would have to bus pupils shorter distances to mix city Negroes with suburban whites than to mix the white and black children inside the city.

CITIES

The golden days are gone in suburbia

The worsening problems of the cities have spread beyond their borders

The traditional vision of suburbia has almost entirely faded. That vision once promised attractive homes in bucolic settings, good schools, quaint downtowns, and a leisurely life style free from overtaxed and racially troubled central cities. Millions of white middle-class Americans reached for that dream following World War II, and thousands of businesses followed them. It now is only an illusion.

Instead, many suburban communities are in deep trouble. U. S. Census Bureau figures this year reveal that more people now live just outside central cities than in them or in rural areas. "The worsening conditions of the cities have only speeded the outward movement [of people]," maintains a Committee for Economic Development study released earlier this year, "and the result has been that many problems of the cities have spread beyond their borders."

Suburban physical plants—the housing stock, schools, sewers, streets—are still not so antiquated as those of the cities. Pollution is not so widespread, crime not so rampant, fiscal solvency not so tenuous. But as urban expatriates continue their quest for the golden fleece in suburbia, ominous signs are cropping up. Among them:

- Heavy reliance on the property tax to finance essential services has boosted rates to levels often higher than those in the central city. The suburban taxpayers' revolt is not fiction: Voters in burgeoning Orange County, Calif., have turned thumbs down on more school bond issues than they have passed over the last five years.
- A growing body of court cases, carried by alliances of civil rights groups, social theorists, and the federal government, is threatening suburban zoning practices, especially in housing. The result: Many suburban communities have grown even more defensive in their land-use policies.
- Suburban black belts, thin mini-ghettos that stretch across several adjacent communities, usually older ones closest to the central city, are expanding. In such suburbs, a cycle of urban renewal is beginning. At the same time, the increasing cost of social services for their poor has helped push suburban county budgets out of shape.
- A plethora of overlapping jurisdictions augments tax burdens and often impedes both rational land-use planning and the responsiveness of local government so highly valued by suburbanites. In the Chicago metropolitan area, there are 1,113 local governments, or 186 per county. Most suburban residents are served by at least four: a county, municipality, school district, and one or more taxing districts whose functions range from garbage collection to mosquito control.

"The suburbs no longer exist in a separate world even though they do exist in a relatively privileged part of the world," says S. J. Schulman, a planner who oversees a new joint venture arrangement between Westchester County and New York State Urban Development Corp. But he and other urbanists believe that most suburbanites hold change, any change, highly suspect, and that this attitude may prove the biggest stumbling block in coping with the maladies of large metropolitan centers.

Explains William Shore of New York's Regional Plan Assn., a tri-state (New York-Connecticut-New Jersey) independent planning agency: "Suburbs naturally are afraid of life becoming worse instead of better. This can mean the loss of green space, a sense of crowding, a fear of crime. Suburbanites may not be happy with what they have, but they are afraid that change will be negative."

Zoning power. Perhaps the biggest challenge for change in the suburbs and in their relationships with central cities focuses on zoning, one of the trinity of sovereign powers—the others are taxation and eminent domain—that states have willed their localities. Zoning is the power. It can dictate the caliber of municipal services (box, page 39), determine the character of the community, control residential growth, shun or solicit industry, exclude minority groups. It is the tool that suburban officials can wield to foster the homogeneity many "urbophiles" decry.

Suburban governments contend that their zoning practices are only monuments to fiscal reality. Industry, commercial shopping centers, and expensive homes zoned on large lots yield more tax revenues and eat up less in high-cost services, especially schools, which account for half of every tax dollar in some communities.

In the tri-state New York metropolitan region, for example, 48% of the vacant land zoned for residential use, excluding the city itself, requires single-family homes on one acre or more. In prestigious Westchester, only 14 of 44 cities, villages, and towns have built or planned for middle-income housing. New homes there generally start at $45,000. And, across the Hudson River, half of Bergen County's 70 municipalities ban any apartment construction. Few multifamily dwellings pay their own way. Many suburbs that do allow them insist only on luxury, one-bedroom apartments, a device planners call architectural birth control.

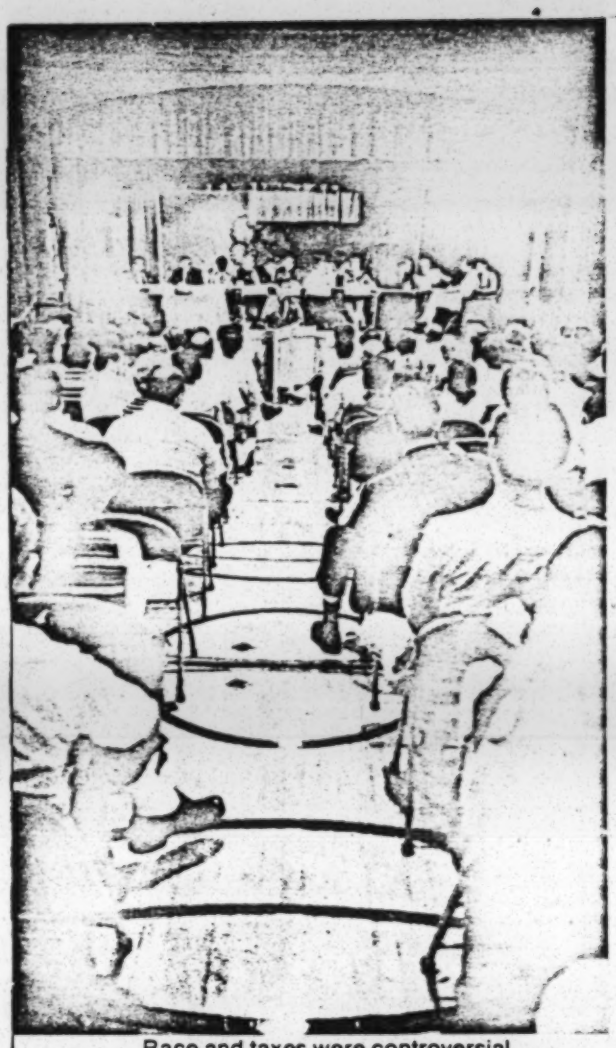
Such zoning tactics can produce fantastic results for a suburb. Ten years ago, for example, Highland Heights, Ohio, just east of Cleveland, was a growing upper-middle-class community of 3,000—with no industrial tax base. "We were getting caught in a financial bind," recalls Mayor William J. Brennan. "When we wanted a traffic light, we didn't have the money to pay for it. We had no police patrol cars at night. Rubbish collection was once a month." Now, thanks to two small industrial parks, Brennan can point to new air-conditioned police cars for his 11-man force and to weekly garbage collections. "Our problems are much less acute now," he says.

> 'Local zoning restrictions merely determine the character of the town'

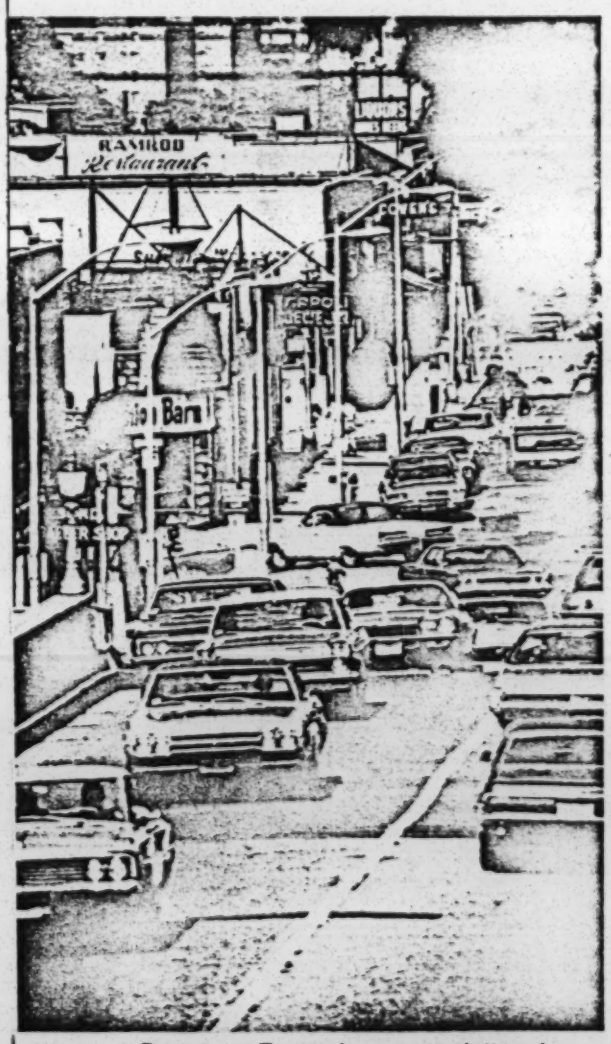
Highland Heights has doubled in size since 1960 but its property tax base has zoomed 314% to $30-million. And with its new industry, the community still can cling to its single-family residential zoning pattern.

"It [zoning] is designed for the very purpose of trying to avoid the costs implied in residential growth and its effect on public school growth," explains Sidney L. Willis, director of the State & Regional Planning Div. for New Jersey's Community Affairs Dept. Willis believes that municipal zoning is primarily a defensive tactic, but most local officials would agree with the assessment by Nelson G. Gross, a former chieftain in Bergen County and now Republican candidate for the U. S. Senate: "Local zoning restrictions keep no one out. They merely determine the character of the town."

Challenge. Despite such disclaimers, several groups are challenging zoning practices—variously labeled exclusionary, restrictive, large-lot, or fiscal—on the basis that suburbs have abrogated their power to zone by not pro-



Race and taxes were controversial issues at Teaneck (N. J.) town meeting.



Downtown Teaneck, once uncluttered, now is jammed with traffic

'Suburbs want to control their own destinies'

moting the general welfare. At the same time, urban planners argue that such zoning creates suburban land-use patterns that are unrealistic, even destructive, in the face of a skyrocketing metropolitan population.

Local insistence on large-lot zoning also produces a cruel mismatch between expanding industrial jobs in the suburbs on the one hand and housing for workers to fill them on the other. Says Ernest Erber, research director for the National Committee Against Discrimination in Housing, whose attorneys have challenged zoning practices in courts from Montclair, N. J., to Union City, Calif.: "Companies have leverage while scouting prospective suburban locations, but few use it. It's essential, for both employee and employer, that companies think of employment and housing as linked."

Take one community in northwestern Bergen County. Mahwah has a population of 10,700 living within its 26 sq. mi.; 10% of its land still remains vacant. But the community also contains two elements that work at cross purposes: Ford Motor Co.'s mammoth assembly plant and a mere smattering of apartments. Only 20% of the auto maker's 5,000 employees, 40% of them black, can afford to live in Bergen, much less Mahwah itself. For Ford, these facts contribute to a 5% rate of absenteeism and an annual turnover of about 20%. "To find suburban municipalities with a 5% to 10% minority population is to come upon islands of democratic living," a recently released NCDH report comments sardonically.

State action. Only a few state legislatures have tampered with politically explosive local zoning ordinances. Massachusetts, for one, has a new law that allows builders to appeal large-lot zoning impediments to a state panel for review. New York has taken the boldest step, however, with the creation two years ago of its Urban Development Corp.

With the power, as yet unexercised, to overturn local zoning restrictions, UDC signed agreements earlier this year with Westchester and Suffolk counties for housing and development programs. Top priority will be given to low- and middle-income housing, but UDC is treading carefully. In Westchester, for instance, it will concentrate its first projects in older suburbs—New Rochelle, Mt. Vernon, Yonkers, White Plains—which already bear the scars of urban blight.

Such poverty pockets stick out like sore thumbs in Westchester, Bergen in New Jersey, Cook County around Chicago, and other suburban locales where affluence is the norm. Says John W. McMahan, president of Development Research Associates, a Los Angeles-based economic consultant active in suburban work: "Too often, suburbs have considered themselves immune to decay. And ironically the problems of blight are all the more pronounced because suburbs have not recognized them. From now on, suburbs are going to have to spend more and more on repairing their physical plants."

Roadblocks. That job will be complicated by two decades of mindless land-use planning. From Los Angeles to New York, transportation arteries in many suburban counties are barely distinguishable from those of their central cities: a garish tangle of automobiles, billboards, strip developments, and other signs of creeping urbanization and population explosion.

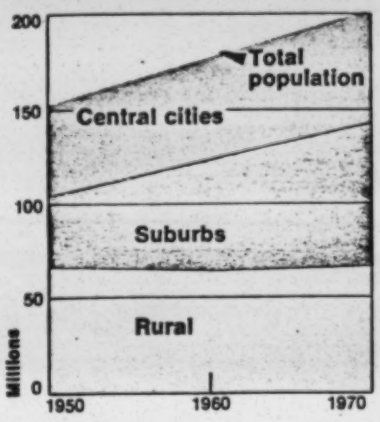
In Dekalb County, Ga., just north of Atlanta, main roads bulge with fast-food franchises, service stations, and apartment complexes, despite efforts of subdivision associations to guard against encroachment by commercial developments. But nowhere is the problem more dramatically illustrated than in Orange County, Calif., a living example of the horror of nonplanning.

"It is 10 years too late in coming," bemoans County Supervisor David L. Baker of Orange's first master plan, adopted earlier this year. "There was a reaction to growth here rather than a plan for it." With no center of its own, Los Angeles sprawled south into Orange County during the 1950s and reached breakneck speed in the 1960s when population doubled to 1.4-million, making it the largest all-suburban county in the nation. During one period in the late 1950s, schools were built at a rate of one every 17 days. But with an almost total absence of coordination among residential, industrial, and commercial elements, Orange's 25 municipalities hardly considered interior roads or open space. Instead, they scrambled to annex every piece of land in sight. What has emerged is a traffic-choked, crazy-quilt pattern of municipal boundaries that gives fits to residents, companies, and local officials.

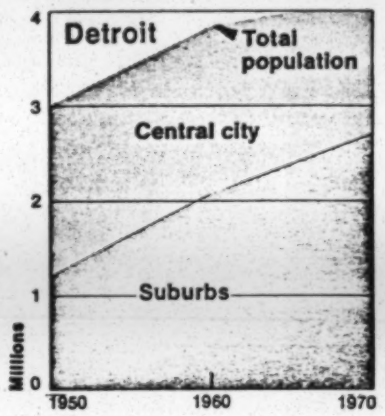
Orange County's explosive growth has influenced the delivery of services as well. Laments Baker: "We're faced with a need to provide higher education, mass transit, airports. There is a solid waste problem. The sewage lines are underdeveloped and overloaded." The morass of taxing units is awesome: 133 self-governing districts covering such things as cemeteries, flood control, and water. Many of them clash directly with municipal services.

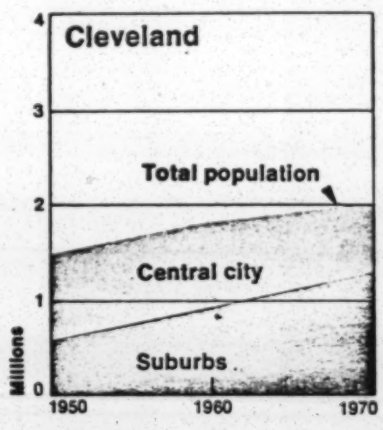
What is needed. This fragmentation of governmental services in Orange and many other suburban counties arises out

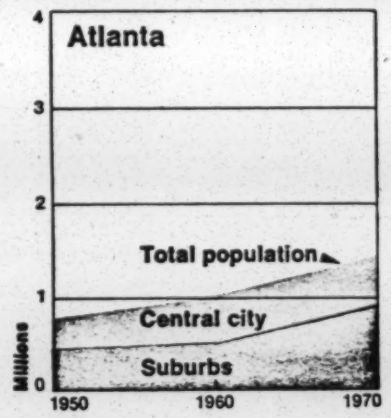
The growth of the suburbs nationally...



...is reflected in major metropolitan areas







Data: Census Bureau and BW estimates

for a more rational approach. In Bergen County, for example, each of 70 localities maintains its own police force, hears cases in its own municipal court, usually operates its own school district, appoints its own planning board, building inspectors, health officers, and assessors, and elects its own governing body. Since the property tax pays for almost all of them and more, the strain on local budgets is tremendous.

That strain may make regional approaches to metropolitan problems more palatable to many suburbanites. Says Robert C. Wheeler, community development group manager for Evanston, Ill., a large suburb just north of Chicago: "I don't think Evanston by itself can solve its problems. Each problem needs more resources than the city can produce to solve it. Most of our hope is for cooperation between governments." But because of a substantial number of poor, Evanston differs from most suburbs. Until they are convinced that intergovernmental cooperation will more than compensate for their loss of autonomy, most suburban communities will continue to resist superagency solutions.

Explains one Orange County official: "We are a county of stable Jeffersonian Democrats and Republicans who feel regional agencies, not close to the problem, would be passing judgment on matters of life and death to the community. A supergovernment is contrary to thought in America."

Successful experiences in metro government do exist, of course, in Jacksonville, Nashville, and Indianapolis, where city and county were consolidated. Each city now can achieve certain economies of scale—in purchasing, for instance—and can avoid unnecessary duplication of services in such areas as public safety. However, unusual conditions spurred these consolidations—official corruption in Jacksonville, a new, exciting, and Republican mayor in Indianapolis. Even in metropolitan areas where a large urban center dominates, as opposed to a totally suburban county, both suburbanites and inner-city blacks resist regional agencies.

"Suburbs want to control their own destinies," emphasizes Allen Fonoroff, a planner and chairman of a program in urban and environmental studies at Case Western Reserve University in Cleveland, the focal point of Cuyahoga County. "They don't want to share the problems of the central city. What reason does Shaker Heights have to give up its autonomy? It can provide the services its residents need."

Inner-city blacks, for their part, fear dilution of their growing power, especially in older Midwestern and Northeastern urban centers. In 1959, for example, an ambitious "Metro Plan" for

Utopia in suburbia

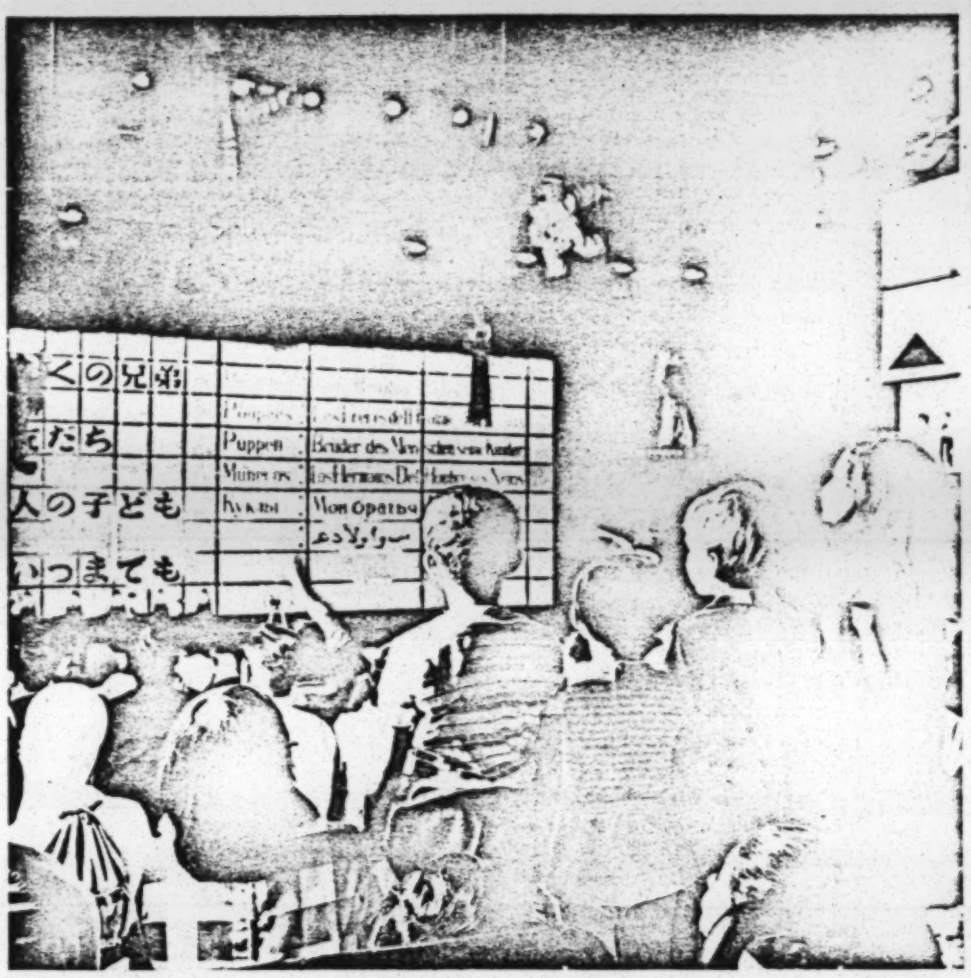
Cuyahoga Heights, a 52-year-old suburb that borders Cleveland, has a population of just 960 and, at $2.59 per $100 of assessed valuation, maintains the lowest property tax in its county. Yet the middle-class community maintains full-time 15-man police and 26-man fire departments, spends $1,000 for each pupil in its school system, picks up garbage regularly twice a week, elects a mayor who makes $14,200 and seven councilmen who make $2,700, and has two parks, a municipal pool, and a playground supervisor.

"If it were not for industry, we would have a part-time mayor, a volunteer fire department, and two policemen, just like a lot of other suburbs our size and bigger," says Mayor Stanley W. Klima. Indeed, Cuyahoga Heights developed for industry when its founding fathers seceded from another village reluctant to accept big business. It now houses within its borders plants of Republic Steel Corp., Harris-Intertype Corp., Ford Motor Co., American Steel & Wire Co., and others, which provide 90% of its tax base. Its residents willingly suffer the dislocations big industry brings—for example, traffic jams caused by the 30,000 people who work in town—because their services rank among the best in the country. It is a living example of one way suburbs can lick their fiscal problems.

Envy. Naturally enough, other suburban communities in the Cleveland area often complain bitterly about Cuyahoga Heights's low tax structure and its zealously guarded services. Klima rejects any suggestion that his town share its wealth in some system of cooperative regional government: "Our low taxes are part of our compensation for having the industry, three landfills, and the sewage plant." The sewage plant serves Cleveland, and for providing a site, Cuyahoga Heights treats and disposes of its liquid wastes free.

In an age when the gulf between local government and the people is growing, Cuyahoga Heights provides highly personalized service. Special garbage pickups are frequent. Streets are sprinkled regularly during hot summers and plowed quickly during snowy winters. The community even runs an employment service. And it probably has the only town hall in the nation with bowling alleys in the basement.

Dreams can turn real



Kids today, leaders tomorrow. They'll have an easier time dealing with the problems of racial and cultural misunderstanding because they'll know a lot more about other peoples, thanks to books, movies, TV and increased chances for personal contacts.

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One answer is tax reform and better distribution of present tax revenues

Cuyahoga County was narrowly defeated. The suburbs gave it 48% support, but blacks in Cleveland's ghettos rejected it 2-to-1.

Recommendations. Many metro government advocates believe that voluntary Councils of Governments (COGs) may be one way to convince city and suburb that a regional approach to many problems can pay off for both of them. But with no statutory authority and despite a push from Washington, COGs can only encourage, advise, and cajole their member localities to cooperate in the delivery of services. Most have stuck to such services as health, sewage, water, and public safety, and have steered clear of the more substantive questions—zoning and public education, for instance.

The Committee for Economic Development offered one recommendation in its report released earlier this year. It advocates a two-tiered system of government modeled after Toronto's successful experience, now 17 years old. A senior, areawide level would be given responsibility for the solution of truly regional problems, such as transportation and planning. Community districts would be assigned more routine tasks. The touchy zoning function would be shared. Says the CED: "In general, the metropolitan-wide level should specify broad areas of industrial, commercial, and residential activity which the local communities could zone into subareas."

Harried officials in most suburban communities, however, have been so concerned with attracting big tax revenue producers to service their burgeoning populations that they have had little time or inclination to dwell on broad land-use policies. Their efforts to introduce social heterogeneity have had to take a back seat to the need for schools, paved streets, police and fire departments.

One answer to such money woes, short of metropolitan government, is tax reform and better distribution of present tax revenues. In its "Agenda for the '70s," for instance, the Advisory Commission on Intergovernmental Relations recommends that states ease the burden on local property taxes by allowing municipalities greater flexibility for income and sales levies.

"Tax reform also is the simplest way to improve the planning mechanism," claims Shore of New York's Regional Plan Assn. "With relief from the property tax, people could concern themselves much more with the kind of community they want, not with balancing the tax roles with big ratables." ■

SUBURBS AND CITIES: THE ROLE OF SUBURBAN ACTION

(A descriptive brochure for Suburban Action, 180 East Post Road, White Plains, New York, 10601. A nonprofit corporation for research and action in the suburbs.) For further information write or telephone Paul Davidoff or Neil Gold at Suburban Action, 914 - 949-3326.

Suburban Action has been established to explore new courses of action for private citizens, local, state, and federal government officials and agencies, and for business groups, in pursuing the national goals of expanding job and housing opportunities, reducing poverty, and eliminating racial discrimination and inequality. These courses of action are based on the proposition that suburban resources of jobs and vacant land should be brought to bear in providing opportunities for people now deprived of decent jobs and housing.

BACKGROUND

The Suburbs as The New America

One of the most striking aspects of American economic growth over the last two decades is the fact that 80% of the new jobs created in the nation's large metropolitan areas have been located in their suburban rings. The central cities of these metropolitan areas have not only failed to win a significant share of new urban employment, but, in some cases, they have been experiencing a net outflow of jobs.

In the tri-state New York area, for example, the central city gained only 111,000 new jobs in the years 1952-1966, compared with a gain of 888,000 jobs for the region as a whole. In the St. Louis area, employment in the central city actually declined in this period--by 50,000--compared with an employment increase of 193,500 in the St. Louis suburbs.

In Philadelphia, central city employment also declined in this period; from 773,622 jobs in 1952 to 758,925 jobs in 1966. The Philadelphia suburbs, on the other hand, gained a total of 249,433 new jobs in these years.

In San Francisco, to take a final example, the central city gained nearly 25,000 new jobs in this fifteen year period, roughly one-eighth of the employment increase that took place in the San Francisco suburbs (202,000).

In the face of the concentration of public attention on the urban crisis, it is important that policymakers understand that this remarkable shift in the location of urban growth has taken place, and that the process of industrial and commercial decentralization has had a transforming impact on the distribution of opportunities and rewards within urban areas.

More well known than the shift in the location of new metropolitan employment is the shift in the location of population growth within metropolitan areas. Here, too, the results are striking, and fateful, in their implications for urban policy. Between 1950 and 1966 the population of the nation's central cities increased by 7,400,000. In the same period, the population of their suburban rings increased by 36,500,000. By 1966, more Americans lived outside of central cities in our urban configurations, than inside central cities.

Not only have central cities been on the short end of urban population growth, but their share of future growth is destined to decline still further. According to the most reliable estimates of the distribution of future population growth, nearly all of the one hundred million additional persons who will live in the United States by the year 2,000 will live in suburban areas. There will be little if any growth in central city (or rural) population in this period. In some central cities, in fact, the prognosis is for sustained population outflow to the suburban rings, depending upon the availability of sufficient housing opportunities.

The nation's suburbs, then, have been the locus of the bulk of new jobs that have been created in metropolitan areas, and the locus, also, of new population growth. Not surprisingly, suburban areas have experienced the greatest share of all new housing starts in urban areas. In fact, the suburban share of such new housing starts has been increasing in recent years: from 60% in the 1950's to 70% and above in the 1960's. In some of the largest metropolitan areas such as St. Louis, Philadelphia, Detroit, the District of Columbia, Cleveland, Boston, Baltimore, nearly 80% of new residential construction is taking place outside the central city.

Underlying the movement of jobs, housing and population from central cities to their surrounding suburbs is the availability of a vast supply of vacant land outside of central cities, compared with a death of such vacant land within most central cities. Indeed: ninety-nine percent of the vacant land in the nation's 20 largest urban areas lies outside of core cities of these urban areas. The unavailability of vacant land within central cities necessarily sets reasonably firm limitations on the employment and population capacities of these areas. Conversely, the existence of a limitless supply of

vacant land on the urban periphery practically insures that future urban growth will take place in these fringe areas.

In sum, the suburbs of the United States have become the New America of the late 20th century: the growth area of the private economy, the locus of most of the nation's new jobs, housing and population.

How the Suburbs can Contribute to the Solution of Urban Problems

The suburbs of America have not played a significant role in assisting the nation's effort to solve problems of race and poverty. Along with the rest of the nation, suburban communities have not been made aware of the fact that opportunities for solving the national need for decent housing and jobs for all Americans are concentrated in large measure in the suburban rings of metropolitan areas.

This is not to suggest that the suburbs should or could deal with the entire poverty issue: clearly, the suburbs cannot do it alone. But the land at the fringe of metropolitan areas and the expanding industrial development in the suburbs combine to afford the possibility that the nation's suburbs may assist mightily in providing decent jobs and housing for all Americans.

Solutions to the nation's urban problems call for continued attention to the task of rebuilding cities, and for building new cities on the nation's non-metropolitan land supply. In addition to these programs, however, the need now is to focus public attention and action on the opportunities immediately available in suburban areas for jobs, and for the development of housing at cost and rental levels affordable by the disadvantaged groups of urban America. It is here that the private secter can make a lasting contribution to the solution of the nation's urban crisis.

Before considering the elements of a program of affirmative action in the nation's suburbs, we should look briefly at some of the negative consequences that have resulted from the decentralization of American economic life.

First, movement out of central cities to their surrounding suburbs has not taken place, to any significant extent, among blacks and other minority groups. It has been the white population that has benefited from the availability of job and housing opportunities outside of central cities. By 1966, as a result of the suburbanization of the white population, only

42% of urban whites remained in central cities. Among non-whites, on the other hand, more than 82% lived in central cities in 1966--a higher proportion than in 1950.

Still more significant, as an indication of recent demographic trends, is the fact that between 1960 and 1966, 100% of the urban white population gain of 10,152,000 took place in the suburbs. The central cities actually lost white population in these years. Conversely, 90% of the non-white population gain of 2,757,000 in the same period took place in central cities.

These remarkable population shifts have resulted in severely imbalanced population distribution in our metropolitan areas. The cities of the United States are rapidly becoming ghettoes of the poor and the black, while the suburbs appear likely to remain affluent and white. We are well on our way to becoming the two nations: "one black, one white--separate and unequal", described in the Kerner Commission report.

This growing separation of white and black in the nation's metropolitan areas is a direct result of the nation's acknowledged failure to insure that all social and racial groups are able to gain access to the suburban land base.

A second, and equally baleful, consequence of the decentralization of American economic life and the outward movement of population from central cities, is the maldistribution of jobs and workers in our urban areas. For nearly two decades, rural refugees, mainly black, Mexican-American, and Puerto Rican, have been arriving in the great cities of the nation to find that the jobs they were looking for have been disappearing - in part, because they have been relocated out of the cities to the suburbs. The suburban communities to which these jobs have been moved, while welcoming new tax-paying industrial and commercial facilities, are unwilling to permit their vacant land to be used for housing for the employees who work in the new facilities. In effect, blacks and other minorities have been and are unable to follow their jobs to the suburbs. These rural migrants have been piling up in the overcrowded central cities, without jobs, without access to jobs, without access to information about suburban job opportunities, without decent housing, and without any prospect of overcoming their condition by further migration. At the same time, as if to mock the policies that have created our present crisis, suburban job opportunities remain unfilled for lack of adequate manpower.

The number of unfilled jobs in suburban areas has variously been estimated at from 250,000 to 750,000. Most of these unfilled jobs are blue collar, unskilled and semiskilled, occupations. Even if we accept the lower figure, the fact remains that these 250,000 jobs could provide income and employment for

a significant percentage of the unemployed and underemployed workers of our central cities. For this reason--and in light of the fact that 80% of new urban employment growth in the large metropolitan areas is taking place in the suburbs--appropriate linkages between the central city labor force and areas of expanding job opportunities must be created.

In lieu of action by government to enable central city workers to compete for job openings in the suburbs, the private sector, in its own interest, prevailed upon the Federal Government to create the urban mass transit demonstration program to experiment with methods of aiding workers to get to suburban plant sites. In so doing, the private sector, particularly that portion in durable goods manufacturing, acknowledged that the present distribution of jobs and workers in urban areas constituted a significant drain on the nation's productive capacity, and on its human resources.

Regretably, interim results from the various urban mass transit demonstrations strongly suggest that transportation linkages are insufficient to overcome the emotional and physical barriers that separate the unemployed in central cities from suburban job areas. It seems clear that more substantial linkages must be created if the suburbs are to enter fully into the mainstream of American life.

Preeminent among these connections is the creation of a supply of widely dispersed moderate cost housing for working class families reasonably close to suburban job sites. This is the challenge now confronting both government agencies and the organized sector.

Restrictive zoning and land use controls in suburban areas constitute the principal barrier preventing development of job-linked moderate cost housing in the suburbs. Among the specific devices which have been brought to bear by suburban governments to prevent construction of such housing in their communities are minimum lot size requirements, minimum house size requirements, restrictive subdivision regulations and unduly expensive building standards. In addition to devices, many suburban communities have adopted zoning ordinances which prohibit the development of all forms of multifamily housing within their jurisdictions. Taken together, these restrictive zoning and land use controls have been remarkably effective in preventing low and moderate income families from penetrating suburban housing and land markets, in preventing the matching of jobs and workers in urban areas, and in raising the cost of new housing in the suburbs to all homeseeking families. If this nation is to provide for the housing and job needs of its minority citizens, the power of government must be used to break the land-use barriers erected by suburban communities. This may soon be recognized as the new frontier of the civil rights movement.

Elements of a Program to Expand Housing and Job Opportunities in Suburban Areas for Residents of Central Cities

Policy Issues

A basic policy issue must be decided before the nation will embark upon a program of affirmative action in the suburbs. The issue is whether the expenditure of billions of dollars of public funds to rehabilitate the substandard housing stock of central cities, to encourage industry to locate within central cities, and more particularly, within the slums and ghettoes of central cities, is justified in the face of the overwhelming trend toward decentralization of American economic life.

A corollary issue is whether problems and solutions in urban areas are place-limited; that is, whether the fact that the urban crisis is concentrated in the central city slums and ghettoes requires that solutions to the urban crisis be limited in their geographic focus to these same slums and ghettoes.

Decentralization and Public Policy

In our view, the decentralizing forces of American economic life are not reversible. The absence of vacant land within central cities, coupled with the existence of an enormous supply of vacant land on the urban periphery, will not permit a major expansion of the employment capacity of central cities. Seen in this light, public programs which seek only to rebuild the central city housing stock, and to encourage industry to locate within central cities and within ghettoes, run counter to the movement of the private economy.

While isolated examples of in-city plant location will occur, as in the case of the IBM plant in Bedford-Stuyvesant, the private sector will continue to locate the bulk of its new plant and equipment outside of central cities. In the same year in which IBM created 300 jobs in Bedford-Stuyvesant, the company created 3,000 jobs in the New York region as a whole. The blacks of Bedford-Stuyvesant did not have access to these 3,000 jobs.

The bulk of the central city substandard housing stock is found in areas considered ripe for urban renewal. These areas contain most of the non-white population of central cities. Increasingly, they are the locus of central city unemployment and under-employment. Land prices in central city urban renewal areas have been rising even more rapidly than have suburban land prices. This is occuring in spite of the fact that the level of land prices in suburban areas is markedly lower than the level of land prices in central city urban renewal areas.

The convergence of these factors gives some indication of the added cost involved in building low and moderate cost housing on developed land, in areas characterized by a declining blue collar job market. They suggest that substantial housing cost savings can be achieved by locating the bulk of the new low- and moderate-cost housing stock outside of central cities.

The "Urban Crisis" and Public Policy

The second major public policy decision is whether the "urban crisis" is in fact an "urban" crisis at all, or a crisis of class and race in the nation as a whole. Public policy has tended to see the problems of slums and ghettos as problems of "renewal areas," "project areas," and "model city neighborhoods." It is our view that the problems to be found in these areas are not problems of areas, but problems of the allocation of resources, both public and private; and that their remedy is to be found in the reallocation of resources. Public policy to aid ghetto and slum residents should be tested in terms of its ability to enlarge opportunities for blacks and for the poor. This recasting of policy does not imply ending planned improvement of urban spatial and structural conditions. Rather, it makes these conditions the means for serving human needs, and not the reverse. If neighborhoods are to be rebuilt in central city ghetto areas, it will be necessary in many cases for the population density in these areas to be reduced; rebuilding at present densities raises impossible problems of cost and residential amenity. To renew the neighborhoods, we must open opportunities for outmigration to new, decent housing outside the ghetto. Once densities have been reduced in this way, clearance of dilapidated structures can take place without creating impossible problems of relocation or temporary relocation while reconstruction goes forward.

Rural Housing

RECOMMENDATIONS AND SUMMARY OF INFORMATION

ON RURAL HOUSING OBTAINED THROUGH INTERVIEWS AND RESEARCH

Submitted to:

Arthur C. Campbell
Moreland Griffith Smith, FAIA
Emory Via
Horace Barker

August 21, 1970

By

Bettieanne Childers

Summer Intern

Programs operating in the rural South to help solve the housing crisis are primarily sponsored by three groups: FmHA, OEO, and the Non-Profit Housing Corporations. The Farmers' Home Administration is by far the dominant agency serving areas with populations under 5,500 and focusing on direct home-ownership loans. The OEO Housing Programs are spin-offs from CAP agencies concerned about low-income housing. Many of the OEO sponsored programs are self-help housing efforts benefitting mainly migrant workers. Non-profit housing groups are few in number, the concept filtering rather slowly to rural areas. They are composed of community people, who are usually unsophiscated about the housing field who band together for the betterment of the community. Most are handicapped by inadequate finance, limited scope, obstacles of bureaucratic red tape, and inadequate programs.

Efforts to increase the effectiveness of these groups should focus on alleviating difficulties by (1) expanding the group served by the agency; (2) developing fund sources and increasing allocation for such groups; and (3) revising current programs. Approaches to addressing these needs may be made from

Programs

1. self-help

economic, political and educational standpoints. An economic approach may entail influencing money interest to invest in housing programs, utilizing approaches like the Citizens and Southern Bank, the Community Development Corporation and stressing incentives like the tax write-off for "seed money." Using the political approach, one may try to specialize legislation directed at the state and local housing crisis or attempt to make public officials view low-income housing as a priority. It means sensitizing public officials, contractors, planners, etc., to the urgent need for low-income rental housing. This approach also includes organizing the electorate into pressure groups to act as a catalyst for local officials and agencies to begin to address themselves to the housing need.

Aside from informing public officials and the general public, the educational process involves increasing the number of housing specialists with interest in rural housing and developing concepts in the field. Most technical assistants in the field are self-taught and courses are essentially urban-oriented. Some housing specialists like Lewis Douglas of Non-Profit Housing, Inc. realize that planning for rural housing may involve many different considerations and problems from urban

planning. The current emphasis in education on community involvement and "relevancy" is an appropriate climate to formulate rural planning curricula.

Housing Programs

Loan programs and housing construction programs operating in the rural South are generally inadequate. Most focus on home-ownership, thereby leaving out most low-income people who can not meet conventional loan requirement Innovative programs which may benefit tenants and designed to stimulate construction by private developers are not publicized, and generally, not utilized. Local housing authorities may be slow to build public housing for varied reasons such as the lack of funds, absence of a workable program, or fear of open housing requirements.

State and local governments have been slow to pass housing legislation, enforce strong housing codes or participate in progressive national programs like "Operation Breakthrough" for some of the same reasons that local housing authorities have failed to act and for other political reasons. The state of South Carolina should be an interesting case to observe since its governor has identified the housing crisis as a point on which to focus and the legislature in its recent assembly made

significant revisions in their housing provisions. It also is taking part in "Operation Breakthrough." In contrast, last year, Lester Maddox vetoed an act for housing which was based on his housing commission's report. However, southern states are at least beginning to talk about housing and their housing needs.

Non-profit development corporations, private groups who pool resources to apply for construction loans are few in number. There are few sources from which they can receive financial aid to fund an office or cover "seed money" requirements needed to hire architects, lawyers, packagers, and other consultants to plan a project. Statewide Home Foundation, Inc. in South Carolina is one such group. In some states, funds allocated for loans to be used for these groups go unused since few such groups exist. They usually are in need of technical assistance from housing specialists, and managerial consultants because of their limited knowledge and experience. Lack of funds inhibits their ability to employ consultants. Groups lending this technical assistance - Rural Housing Alliance, OEO, Southern Rural Project, the National Council of Negro Women, and the Southern Rural Action Projects rely on grants and government contracts to fund their agency; both sources have had bad budget cuts recently necessitating the cutting of programs as well as the technical assistance grant

program expanded by FHA. These groups also have to be organized. Since the concept is relatively new in the South, citizens need to be made aware of this mechanism and stimulated to organize.

SRC's HOUSING AND PLANNING PROGRAM

The Council's Housing and Planning Program can be very important as a catalyst for stimulating interest and sensitizing elements of the South to the total housing situation. It is providing a valuable service as an information source and in rendering limited technical assistance. However, it could become more aggressive in seeking out groups or even organizing people to work for low-income housing developments both on a local, state and national level or in initiating forums whereby various interest groups -- planners, investors, redevelopment officials, local housing authorities and the FmHA, to discuss and develop strategies for working with the problem. Other means may be used to attack the problems utilizing economic and political approaches. Such action may make the Council more visible to concerned individuals and groups and open avenues for more projects.

Research which the Council may undertake or underwrite

will also provide ammunition for pressure groups to stimulate a response from inert housing officials or validate arguments for revision and initiation of certain programs.

Members of the Council who have some affiliation with the Rural Housing Alliance and Non-Profit Housing Center, Inc. may also work to influence those groups to establish regional offices in the Southeast. This would make them more accessible to people in this region.

The issue of open housing is a relevant one although little mention has been made of it in talking about the rural housing situation. This is because the problem of low-income housing transcends color boundaries. A middle-income person with the assets to purchase or buy a home may opt to build in a middle-class black neighborhood. The low-income black has no choice since decent low-rental housing is simply in short supply in both black and white neighborhoods and a black termed "high-risk" may be denied a loan to build in even the bleakest neighborhoods. The same is true of very low-income whites although their chances may be slightly better. Some research into the question of "how much better?" may be revealing. Issues like dispersal housing point to the complexity of the situation for low-income housing and open housing are crucial concerns. The Red Oak Housing study was pertinent; however, it also revealed a relation-

ship between low-income housing and open-housing. The subtlety by which the community rejected public housing and gained skeptical support from liberals using the lack of citizen's participation as gounds to camouflage their racial and class prejudices is justification for a continued fight for open housing. However, it is also an indication of a need for increased sensitivity to and awareness of a poor person's need for good housing, regardless of race and more education about innovative housing programs like Turnkey which are designed to do more than just provide shelter. The challenge created by this task requires a broader definition to "fair housing" or "open housing" as well as a broad definition of the housing crisis.

A greater emphasis on rural planning and housing development is also justified. The lack of low-income housing is both an urban and rural need. However, there are many groups and resources working in urban areas and few in rural areas. The fact that small towns are still in the majority in the South and provincial in character, but still feed into the surrounding cities and control state legislatures also justifies greater emphasis on working in this area.

OUTLINE OF PROBLEMS IN RURAL HOUSING

I. Problems in rural housing and community development

A. Inadequate supply of low-income housing

1. Few housing developments built by local housing authorities

a. Workable program requirement

b. Fear of open housing regulations

2. No use of innovative programs like leased housing, rent supplements or rental co-ops and little co-operation with private developers.

County Hsg. Authorities?

3. Absence of housing authorities in many communities.

4. Few non-profit sponsors.

B. Inadequate housing and community development programs

1. Home ownership loans are most numerous; and do not reach low-income groups.

To what extent do these elements cause rejection of applicants for FmHA programs

a. Downpayment requirements restrict

b. Credit reference, income levels, collateral requirements cannot be met.

c. Conservative administrators wary of high-risk applicants.

2. Farm labor housing and self-help housing efforts reach only limited number of tenants other than migratory workers.

a. Little technical assistance available for organizing and overseeing self-help groups.

b. Programs depend largely upon such kind-hearted, concerned employers such as farmers, plantation owners, etc.

c. Porgrams not encouraged in non-migratory areas and are not generally encouraged by FmHA offices.

d. Knowledge of programs and technical assistance grants is limited.

3. Community development loans must be administered by public agencies which may not be sensitive to needs of low-income people.

II. Weaknesses of groups working with low-income housing in the South.

A. Regional groups like RHA, SRA and SRP must depend upon contracts or grants to finance staff members and programs. OEO, the principal source for funds had a serious budget cut.

B. Regional groups lack finance and time to do adequate planning and studies on local communities; also can't follow-through on extensive time-consuming efforts.

C. Groups are unknown to most rural communities.

III. Needs of technical assistance groups

A. Additional manpower

B. Funds for operating

C. Means of extending services beyond OEO agencies

IV. Needs of local communities

A. Catalyst for organizing housing groups.

B. Long term fulltime technical assistants for local groups including housing specialists, planners, business managers.

C. Revolving loan-fund source

Outline of problems in rural housing - page 3.

V. Roles for SRC

A. Help increase supply of housing specialists

1. Stimulate colleges to set-up housing courses

2. Stimulate student interest in field though intern programs, seminars, etc.

3. Organize housing workshops for local community leaders and organizers.

B. Stimulate private developers, architects, planners, etc., to get involved inlow-income housing efforts. (Refer to NCNW, Inc., Model and Statewide Homes.)

C. Introduce SRC contacts in local communities to program available, non-profit organizational concepts, technical assistance sources.

D. Encourage financial backers to invest in revolving-loan fund and community development grants.

E. Use influence (publications) to sensitize and educate public officials to housing needs of low-income.

F. Encourage and do research to draw attention to irregularities in administration of programs and to provide a basis for strengthening, revising, and creating means to develop low-income housing.

Footnote
30 —

Garney Mazeauer
~~Colors~~ of the
United Improvement
Association

Black — Skin
Red — Blood
Green — Hope

General Filter Co. system
GSA — (cost of moving it)

- Water Treatment Plant
- S.C. / Florence
- ~~yes~~ ~~have~~ Iron Spike → Specifications Mounted on conc.

Betty

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August 4, 1971

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Mr. Arthur C. Campbell
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, Northwest
Atlanta, Georgia 30303

Dear Art:

Pursuant to our conversation, I am forwarding the following suggested names for your Task Force on Housing Discrimination:

Bruce B. Gruber - National Urban League
Edgar M. Grider - United Training Organization
Alphonso McGhee - Regional Council, OEO
Percy L. Harden - Administrative Coordinator, Office of the Mayor
Hilliard Lee - City Planning Department
Mrs. Gloria Borders - League of Women Voters
Mrs. Fran Rossman - " "
Mr. Grady Norris - HUD

These people should represent a diverse group of interests and knowledge. Should there be others, I will forward those to you also.

Sincerely,

Fred J. Thompson

Fred J. Thompson
Director of Housing

United Appeal Member Agency

Copies of this letter sent to: Mr. Harold Dawson
Mr. Grady Norris

August 17, 1971

Mr. Leon Eplan
Eric Hill & Associates
75 Eighth Street, N. E.
Atlanta, Georgia 30303

Dear Leon:

We would like to have you participate in a small meeting (approximately a dozen persons) of individuals who are knowledgeable about various facets of housing discrimination to discuss the issue with a view toward suggesting one aspect that an SRC task force might focus on.

Tentatively, this meeting is scheduled for September 16 (with September 23 as an alternate date) in Atlanta. It would last from 10:00 a.m. to 3:00 p.m. (lunch inclusive).

Over the past five years, the Southern Regional Council has produced several reports which addressed the issue of discrimination in housing. Its most recent such publication dealt with government and citizen action to alleviate discrimination - primarily in the South. That report talked about the possibilities of halting the development of segregated housing patterns and thereby avoiding to some degree, ghettorization northern style. Achievement of this goal is projected as one of the great challenges of the 70's.

Now, SRC intends to take carefully chosen actions to effect some improvements in a selected problem area of housing discrimination. We would be greatly indebted to you for your help in making this decision.

This letter will be followed by a telephone call to ascertain your willingness to participate.

Sincerely yours,

Arthur C. Campbell
Co-Director
Housing and Planning Program

ACC:mv

Meeting of Consultants on Housing Discrimination

It is proposed that the individuals whose names appear below be convened in ATLANTA on Aug 26 to consult with Housing and Planning staffers on discrimination in housing. Specifically, the purpose of this meeting is to have selected housing experts discuss the issue of discrimination in housing with a view toward suggesting one aspect of it that an SRC task force might focus on.

The proposed individuals are knowledgeable in various aspects of discrimination in housing:

→ 8 PARTICIPANTS → August 26 Sept. 16

Participants

873-3315 - - - - LEON EPLAN, Urban Planner. Vice President of Eric Hill Associates, Inc., an Atlanta-based planning consultant firm. Good understanding of the impact of local and national policies on discrimination in housing.

(914) 949-3326 - - - - PAUL DAVIDOFF, Co-Director, Surburban Action Institute - A White Plains, New York-based Institute for Surburban Research and Action. Was first to develop the concept of advocacy planning. An attorney and a planner. Probably understands as well as anyone in the country, the practice of exclusionary zoning. Now putting his ideas into practice in Westchester County, New York.
Vacation until ~~SEPT.~~ 7th

(216) 295-1600 - - - JOSEPH BATTLE, President, National Neighbors/Real Estate Agent in Cleveland, Ohio. Has thorough understanding of blockbusting and neighborhood stabilization.
OR
out until August 23rd

- - - - BOB NEWMAN, Attorney with ~~Emory~~ Legal Aid. Attorney for the plaintiff in Red Oak Case in Atlanta. Sensitive to problems of concentration of public housing and wants to use the law to force local authorities to adopt dispersal policies.

- - - - JOHN INGLE, Field Representative of NCDH, also Director of Housing Opportunities Made Equal, Inc. in Raleigh, N. C. Has experience in working with private groups in the South.

- - - - GRADY NORRIS, HUD Atlanta. Has understanding of individual complaint process potential of Title VIII.

- - - - WAYNE C. THOMPSON, Owner of local Real Estate Firm. Should know practices and policies of real estate industry.

(A) Harold DAWSON — EMPIRE REAL ESTATE BOARD, PRES.
& Assoc. 659-3724 →
691-4357 → 3589 GORDON Rd SW
30331

- - - - Representatives from Kentucky Open Housing Operation.

- - - - Larry Pearl (Samuel Simmons office) Office of Equal Opportunity, knowledgeable about HUD's Guidelines for 235 & 236.

- - - - — Dawson, EMPIRE REAL ESTATE BOARD (instead of Thompson)

— GRUBER, Regional Urban League

— BOWENS, Interfaith

— CIVIL Rights Comm. Housing Staff

Thurs. Oct 1st

This letter sent to: Grady Norris
Harold Dawson
John Ingle
Robert Newman

August 26, 1971

Mr. Grady Norris
Director
Housing Opportunity Division
HUD
Peachtree Seventh Building
Atlanta, Georgia 30323

Dear Mr. Norris:

Thanks for agreeing to participate in our meeting on housing discrimination. To give you additional insight into the work of the Southern Regional Council, I am enclosing several of our publications and a brochure which describes the structure and scope of the organization. Also for your information, I am enclosing a list of prospective participants.

Pending further notice, the meeting will be held at our office here on 5 Forsyth Street, N. W., starting at 10:00 a.m. on September 16.

Thanks again, and I look forward to seeing you.

Sincerely yours,

Arthur C. Campbell
Co-Director
Housing and Planning Program

ACC:mv
Enclosures

1. South Today - housing issue and FmHA article
2. Discrimination in Housing Report
3. Last issue of New South
4. SRC Brochure
5. List of participants

File copy

RAYMOND M. WHEELER, PRESIDENT
JOSEPHINE WILKINS, VICE-PRESIDENT
C. G. GOMILLION, VICE-PRESIDENT
LUCIUS H. PITTS, VICE-PRESIDENT
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PAUL ANTHONY, EXECUTIVE DIRECTOR

Southern Regional Council, Inc.
5 FORSYTH STREET, N. W. ATLANTA, GEORGIA 30303
522-8764

A council for civic and human rights, equal opportunity for all peoples in the South

August 26, 1971

Mr. Joseph Battle
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

As a follow-up to a letter sent to you on August 17 requesting your participation in a meeting on housing discrimination, I am sending herein some publications and a brochure which reflect and describe the work of the Southern Regional Council.

We sincerely hope you will be able to attend.

Sincerely yours,

Arthur C. Campbell

Arthur C. Campbell
Co-Director
Housing and Planning Program

ACC:mv

Enclosures

Also sent to
Paul Davidoff

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

NCDH

1865 Broadway
New York, N. Y. 10023
(212) 265-2780

NCDH - Raleigh
710 W. North St.
Raleigh, N. C. 27603

(919) 828-3870

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President

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Administrative Assistant

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Associate Counsel

Ernest Erber
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Clarence Funnyé
Director of Field Services
and Planning

Aileen C. Hernandez
Western Representative

Glenda G. Sloane
Washington Representative

Eleanor R. Spikes
Western Office Manager

Washington Office:
1819 H Street, N.W.
Washington, D.C. 20006
(202) 659-5715

Western Office:
680 Beach Street
San Francisco
Calif. 94109
(415) 771-8490

August 26, 1971

Mr. Arthur C. Campbell
Co-Director
Housing and Planning Program
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

Thank you very much for your letter of August 18.

I'll be delighted to participate in the meeting you propose. Also, I'll be delighted to accept travel expenses as I'm sort of between funding periods and I'm not sure whether or not I have any travel money.

The proposed date and the alternate date are both o.k. with me.

I think your recent report Equal Housing Opportunities is very good. I received a letter from Bob Chandler of The Ford Foundation a few days ago in which he described your report as "unusually perceptive and realistic". I was surprised and pleased to read the name John Wesley Jackson in the first sentence of the report as the Jackson case was one of mine. If you would be so kind as to send me a couple of extra copies, I'd appreciate it.

Enclosed for your information is a narrative report and a proposal. These two papers will give a pretty good idea of most of the things we've done and propose to do.

Since our telephone conversation my proposal has been approved by Ford. There were some changes: For example, my money won't be channeled through NCDH any longer, which is good.

Sincerely,

John J. Ingle, Jr.
Director, NCDH/HOME Demonstration Project

Contributions to NCDH are tax deductible

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Marietta Tree

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James L. Watson
Roy Wilkins
G. Mennen Williams

Whitney M. Young, Jr.

NATIONAL COOPERATING ORGANIZATIONS

Amalgamated Clothing Workers of America, AFL-CIO
American Baptist Convention
American Civil Liberties Union
American Ethical Union
American Federation of Labor-Congress of Industrial Organizations
American Federation of Teachers, AFL-CIO
American Friends Service Committee
American Jewish Committee
American Jewish Congress
American Newspaper Guild, AFL-CIO
American Veterans Committee
Americans for Democratic Action
Anti-Defamation League of B'nai B'rith

Brotherhood of Sleeping Car Porters, AFL-CIO/CLC

Commonwealth of Puerto Rico, Department of Labor, Migration Division
Congress of Racial Equality
Cooperative League of the USA

Friendship House

Industrial Union Department, AFL-CIO
International Ladies' Garment Workers' Union, AFL-CIO
International Union of Electrical, Radio and Machine Workers, AFL-CIO

Jewish Labor Committee

League for Industrial Democracy
League of Women Voters of the United States

The Methodist Church

NAACP Legal Defense and Educational Fund, Inc.
National Association for the Advancement of Colored People
National Association of Housing Cooperatives
National Association of Negro Business and Professional Women's Clubs
National Catholic Conference for Interracial Justice
National Committee on Tithing in Investment
National Community Relations Advisory Council
National Council of Churches of Christ
National Council of Jewish Women
National Council of Negro Women
National Education Association
National Urban League

Oil, Chemical and Atomic Workers International Union, AFL-CIO

Protestant Episcopal Church

Scholarship, Education and Defense Fund for Racial Equality
Service Employees International Union, AFL-CIO
Southern Regional Council
Synagogue Council of America

Union of American Hebrew Congregations
Unitarian Universalist Association
United Auto Workers of America
United Church of Christ
United Housing Foundation
United Presbyterian Church
United Steelworkers of America, AFL-CIO

Young Women's Christian Association

Suburban Action
A nonprofit institute for
Research and Action in the Suburbs
180 East Post Road
White Plains, N.Y. 10601
(914) 949-3326

August 31, 1971

Mr. Arthur C. Campbell, Director
Housing and Planning Program
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Campbell:

Your letter of August 17th arrived while I was away on vacation. I would be happy to attend the meeting in Atlanta - would you please let me know as soon as possible which date has been selected, Sept. 16th or the 23rd.

I look forward to hearing from you.

Sincerely,

Paul Davidoff

df

RAYMOND M. WHEELER, PRESIDENT
JOSEPHINE WILKINS, VICE-PRESIDENT
C. G. GOMILLION, VICE-PRESIDENT
LUCIUS H. PITTS, VICE-PRESIDENT
FRANK SMITH, VICE-PRESIDENT
VIVIAN W. HENDERSON, CHAIRMAN, EXECUTIVE COMMITTEE
JOSEPH HAAS, COUNSEL
PAUL ANTHONY, EXECUTIVE DIRECTOR

Southern Regional Council, Inc.
5 FORSYTH STREET, N. W. ATLANTA, GEORGIA 30303
522-8764

A Council to attain the ideals and practices of equal opportunity for all peoples in the South

September 3, 1971

Mr. Paul Davidoff
SUBURBAN ACTION
180 East Post Road
White Plains, New York 10601

Dear Mr. Davidoff:

Your letter to Mr. Campbell arrived during his absence from the office.

We are very pleased that you will be able to join in our meeting on Housing Discrimination. September 16 has been selected as the date. The meeting will be held in the Council's conference room at 10:A.M.

We look forward to having you with us and to the opportunity to meet you personally.

Sincerely,

Emory F. Via

Emory F. Via, Director
Resources Development Center

EFV/gms

RAYMOND M. WHEELER, PRESIDENT
JOSEPHINE WILKINS, VICE-PRESIDENT
C. G. GOMILLION, VICE-PRESIDENT
LUCIUS H. PITTS, VICE-PRESIDENT
FRANK SMITH, VICE-PRESIDENT
VIVIAN W. HENDERSON, CHAIRMAN, EXECUTIVE COMMITTEE
JOSEPH HAAS, COUNSEL
PAUL ANTHONY, EXECUTIVE DIRECTOR

Southern Regional Council, Inc.
5 FORSYTH STREET, N. W. ATLANTA, GEORGIA 30303
522-8764

A Council to attain the ideals and practices of equal opportunity for all peoples in the South

September 3, 1971

Mr. Joseph H. Battle, President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio 44120

Dear Mr. Battle:

We were pleased to hear that you will be able to attend our meeting on Housing Discrimination. The meeting will be held on September 16 (sorry not to have been able to put it on your preferred day) at 10:A.M. in our conference room.

We look forward to having you with us and to the opportunity to meet you personally.

Sincerely,

Emory F. Via

Emory F. Via, Director
Resources Development Center

EFV/gms
P.S. Your message to Mr. Campbell arrived during his absence from the office.

RAYMOND M. WHEELER, PRESIDENT
JOSEPHINE WILKINS, VICE-PRESIDENT
C. G. GOMILLION, VICE-PRESIDENT
LUCIUS H. PITTS, VICE-PRESIDENT
FRANK SMITH, VICE-PRESIDENT
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JOSEPH HAAS, COUNSEL
PAUL ANTHONY, EXECUTIVE DIRECTOR

Southern Regional Council, Inc.
5 FORSYTH STREET, N. W. ATLANTA, GEORGIA 30303
522-8764

MEMORANDUM

To: Mr. Joseph Battle acc

From: Arthur C. Campbell

Re: Meeting on Housing Discrimination

Date: September 13, 1971

The Southern Regional Council-sponsored meeting on Housing Discrimination will be convened as scheduled at 10:00 a.m. on Thursday, September 16, 1971 at SRC's office at 5 Forsyth Street, N. W.

We are glad you are able to participate in what we hope will be a fruitful session.

Looking forward to seeing you on Thursday.

ACC/mv

August 19, 1971

Sept. 16, 1971

404-
873-3315
OK

MR.
1. Leon Eglan
Vice President
Eric Hill Associates, Inc.
75 Eight St. N.E.
Atlanta Ga.

(914)
949-3326
(until Sept 7)

MR.
2. Paul Davidoff X
DIRECTOR
SUBURBAN ACTION INSTITUTE
180 EAST POST Rd.
WHITE PLAINS, N.Y.

216-295-1600
August 30

MR.
3. JOSEPH BATTLE
Realtor/President National Neighbors
3129 Keswick Road
Shaker Heights, Ohio 44120

OK

MR.
4. ROBERT NEWMAN X (Bob)
ATTORNEY
Atlanta Legal Aid
551 Forest Rd N.E.
Atlanta, Ga. 30312

OK
(919) 328-3870

MR.
5. John Ingle X
Director
Housing Opportunities Made Equal
710 W. NORTH STREET
RALEIGH, NORTH CAROLINA 27603

178-6192-035W

dR

526 3130
9

MR.
6. GRADY NORRIS X ~~[illegible]~~
DIRECTOR, Housing Opportunity Division
Peachtree Seventh Building
Atlanta, Ga. 30323

dR

404
691-4357

MR.
7. HAROLD DAWSON X Sept. 16
EMPIRE REAL ESTATE BOARD
3589 GORDON RD., S.W.
ATLANTA, GA. 30331

8. MR. FRED D. ALEXANDER
Realtor
2140 SENIOR DRIVE
Charlotte, North Carolina
704) 399 1261 / Office 376-4905

M.G. Smith 178-6192-035W
EMORY VIA
PAUL ANTHONY.
AC.

SRC MEETING ON HOUSING DISCRIMINATION

Prospective Participants

Mr. Leon Eplan
Vice-President
Eric Hill Associates, Inc.
75 Eighth Street, N. E.
Atlanta, Georgia 30309

Mr. Joseph Battle, Realtor
President
National Neighbors
3129 Keswick Road
Shaker Heights, Ohio 44120

Mr. Paul Davidoff
Director
Suburban Action Institute
180 East Post Road
White Plains, New York

Mr. Robert Newman
Attorney
Atlanta Legal Aid
551 Forest Road, N. E.
Atlanta, Georgia 30312

Mr. John Ingle
Director
Housing Opportunities Made Equal, Inc.
710 W. North Street
Raleigh, North Carolina 27603

Mr. Grady Norris
Director
Housing Opportunity Div., HUD
Peachtree Seventh Building
Atlanta, Georgia 30323

Mr. Harold Dawson
President
Empire Real Estate Board
3589 Gordon Road, S.W.
Atlanta, Georgia 30331

Earl Johnson
~~Mr.~~ Fred Alexander
~~Realtor~~/City Councilman
Attorney
2140 Senior Drive
Charlotte, North Carolina

Southern Regional Council Personnel

Paul Anthony
Executive Director

Moreland Griffith Smith
Co-Director
Housing and Planning Program

Emory Via
Director
Resources Development Center

Arthur C. Campbell
Co-Director
Housing and Planning Program

Bill Alexander - Norris,
Jacksonville
Director Area FHA office

Agenda

Housing Discrimination Meeting

1. Introduction of Participants — A.C.

2. Background and Perspective of SRC — P.A.

3. Statement of Activities in area of Housing Discrimination from each participant.

4. Group Discussion:

Proposition: Given your experiences in area relative to Housing Dis., SRC's historical role, the status quo, what specific housing discrimination problem might SRC have the greatest impact on through a task force and what might the nature of the task force's program be?

AGENDA for Sept. 16th Meeting of HOUSING SPECIALIST

- ① Brief Background SRC — New Trust vis-a-vis Task Force
  Paul Anthony → (methods, programs, goals, funding)

- ② Program Structure (Org.) ➡ Resources Development Center
  EMORY VIA

- ③ Brief Description of GOALS/OBJECTIVES Housing & Planning Program ➡ A. CAMPBELL
  A. PURPOSE OF MEETING

- ① INTRODUCTION OF PARTICIPANTS — A. CAM.

- ④ EA Participant GIVE SHORT STATEMENT OF HIS ACTIVITIES in the field.

- Major portion of Meeting: Debate on SRC's Role in Discrimination in Housing

PROPOSITION:

Given your experiences in this area, SRC's HISTORICAL PERSPECTIVES, status quo, what aspect of H.O. might SRC have impact on thru task force and what might the nature of such a program be. ↓ would be most susceptible to SRC methods.

PRIOR Info: ① 1970 Annual Report — ② Housing issue S.T. & FmHA Story ③ Discrimination in Housing Report ④ Brown Brochure on SRC ⑤ s/c close New South

S.T. → housing issue / FmHA Article
Dis. in Hang.. Report
Last issue New South
SRC Brochure
List of Participants

M. Avrin

Presentation

① SRC TASK FORCE

② Regional Conference / organization to Dev. Action programs / Network of exist organizations.

③ Kind of publications needed now

← Viability of Metro Open Housing Organizations

— Chicago Leadership Council → Legal Program
1970 HUD gave 100,000 to legal action in Chicago Ill.

Jones v. Mayer — U.S. Supreme Court 1968 →

Consultation on Discrimination in Housing

- Alternate meeting place → [S.F. → CONFER - IN WEST] ↓ OCT

- Packet of mats. →
  - S. Today - housing issue
    FmHA story
  - 1970 Annual Report
  - Discrimination in Housing Report
  - Selected News Lov ch
    Lowest →

- AGENDA →

2. — Background & Perspective of SRC (i.e. methods, programs, goals, funding) ⟶ Pauthony
1. — Introduction of Participants & A.G.
3. — Introductory statements of Individual Activities in field of Housing Discrimination. Joe Dam
4. — Group Discussion

Proposition: Given your experiences in this area, SRC's historical role, the status quo, what specific problem housing discrimination might SRC establish a task force to deal with, with some hope of success and what might the nature of task force's program be.

MR.
1. Leon Eplan
Eric Hill Associates, Inc.
75 Eight St. N.E.
Atlanta Ga.

MR.
2. Paul Davidoff
DIRECTOR
SURREBAN ACTION INSTITUTE
180 EAST POST Rd.
WHITE PLAINS, N.Y.

MR.
3. JOSEPH BATTLE
3129 Keswick Road
Shaker Heights, Ohio 44120

MR.
4. ROBERT NEWMAN
ATTORNEY

MR.
5. John Ingle
Housing Opportunities Made Equal
710 W. NORTH STREET
RALEIGH, NORTH CAROLINA 27603

MR.
6. GRADY NORRIS
DIRECTOR, Housing Opportunity Division
Peachtree Seventh Building
Atlanta, Ga. 30323

MR.
7. HAROLD DAWSON
EMPIRE REAL ESTATE BOARD
3589 GORDON RD., S.W.
ATLANTA, GA. 30331

8. MR. FRED D. ALEXANDER
Realtor
2140 SENIOR DRIVE
Charlotte, North Carolina

George Hanel, Pltf Attorney
w/ Howard Moore Avenue Firm

Thoughts on Invitees to Seminar on Equal Housing Opportunities in the South

1. Davidoff – Zoning and Land Use Regulations

2. Gruber – Metro Urban League's regional perspective

3. John Doyle of Raleigh – repts NCDH's input + input of person with experience in working with private groups in the South –

4. John Harvey – Washington, D.C. – Need input of his experience and abilities –

5. HUD

① Gerry Norris – expert on individual complaint process, potential of Title VIII –

② HUD official to explain HUD's action on 235, 236, in light of HUD's guidelines (Norris could suggest someone) –

6. Political input: Representative from Gov. Carter's or Gov. Dunn's office –

PAGE PARTIALLY ILLEGIBLE

7. Maybe representative from the Kentucky state open housing operation -

8. Maybe representative from NAACP or other civil rights organization with expertise in housing -

9. Representative from ~~the~~ realtors, realtists' group, farmer people or

Maybe someone from FCH or Rural Housing Alliance, or

other group concerned with housing production.

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TASK FORCE

ON URBAN PROBLEMS

VOL. I–No. 1 November, 1968

The Need Is Critical – The Hour Is Late

MS

Behind distressing statistics on the dimensions of Poverty and Racial Discrimination in the United States, there stand human individuals and families in need. It is a critical need, and we speak accurately when we use the term "Crisis" in referring to the areas of Race and Poverty. The problems are not new; in fact their present dimensions are only possible because America has learned to live with them over such long periods of time, chiefly by way of ignoring them or somehow believing they are inevitable and therefore little can be done about them. The new elements are their accumulated weight and the almost universal awareness Americans now possess of their existence. The misery of the many has been explosively dramatized by the disorders of the few. TV Shows, pamphlets, books, movies, demonstrations, parades have brought home *THE REALITIES:*

In a prosperous America, an unemployment rate in the ghettoes far worse than that of the Great Depression of the 30's;

In an America proud of extensive health facilities, a considerably shortened life-span and disproportionate amount of disease and disability among the neglected poor;

In an America founded on freedom and equal opportunity, widespread housing and job discrimination on the basis of race or color;

In an America where education and progress are co-extensive, inadequate schools, substitute teachers, double sessions are almost the rule in our Inner-Cities. No wonder there is hopelessness, frustration and bitterness abroad in our cities.

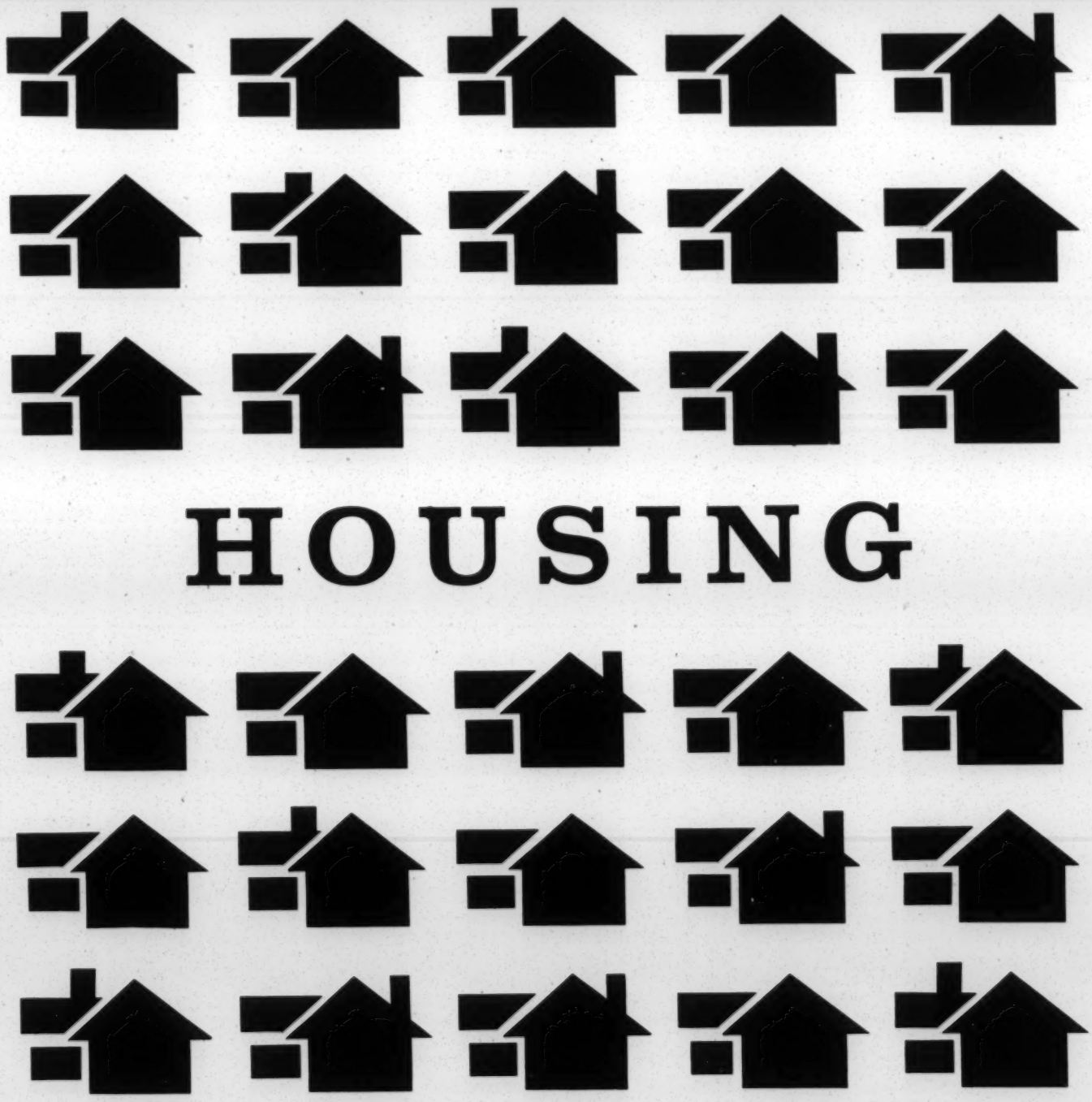
Alongside the problems and the humans they afflict, there are the human and material resources needed to solve them. The tragedy is that, *even now,* the plans and the commitment are lacking to match the two. There is, then, a national need we all share–a moral imperative *which the Church must use its full powers to meet*–for all segments of our society, government, private enterprise, labor, religion–to unite to create a social order in which everyone has a chance to live a life in dignity and with respect.

The Church's Role

As a powerful voice of conscience and motivation to the entire American Community, the Catholic Church has special obligations to use and offer her resources in the service of the needy. The TASK FORCE ON URBAN PROBLEMS represents one answer to the awareness of this special responsibility.

TASK FORCE
ON URBAN PROBLEMS

VOL. I–No. 3 February–March, 1969



HOUSING

April 30, 1967 Vol. #1

NEW CAREERS NEWSLETTER

New Careers Development Center
New York University
22 Waverly Place
New York, N.Y. 10003
(212) SP 7-2000, x409

Frank Riessman, Ph.D.
Director

Nadine Felton
Editor

The New Careers Development Center will send out periodic reports on developments in the new careers movement. Please let us know about your reactions and any relevant information we may include in the Newsletter.

NEW CAREERS MOVEMENT

I. Organization of Non-Professionals

The National Education Association has initiated a new national organization of auxilliary school personnel (teacher aides) to be given interim status as a NEA department and whose members will hold associate membership in the NEA.

Organizations of non-professionals are being formed in Washington, D.C., Pittsburgh, and Virginia (state-wide).

Citizens Crusade Against Poverty has announced a major program effort to serve as a coordinator and catalyst on the national level for the growing efforts in the New Careers Movement. This will include production of materials and a newsletter, technical assistance to groups seeking to organize new careers movements, and serving as a catalyst for the design of model demonstration programs of a new careers employment and training. A small advisory group has been organized to serve as a strategy planning committee. A major emphasis of the program will be to include unions in the new careers movement.

In considering theory and strategy of a new careers organization, the following groups are possible constituents to be included in the organization:

1. Primary Groups
   - non-professionals currently employed,
   - professionals active in organizing and operating new careers programs.

2. Secondary Groups
   - professionals and administrators in public and private human service agencies who see the new careers movement as a way to reorganize agency administration and structure and to improve its services,
   - poor to be employed as a result of expanded career opportunities.

3. Tertiary Groups
   - organizations, political groups, civil rights and religious groups, unions, etc. New careers is a predicted vested interest for their organization,
   - poor and others who will benefit from expansion and improvement of services.

NEW CAREERS MOVEMENT

II. Conferences - The Local Scene

Major new careers conferences directed towards establishing a new careers movement have taken place in San Francisco and Los Angeles and are being planned for Pittsburgh and New York. These conferences involve public and private agencies, elected officials, grass roots groups, professionals and non-professionals in planning a coordinated approach to manpower programs in their cities.

Los Angeles: A county-wide conference sponsored by the Los Angeles County Board of Supervisors in cooperation with a wide cross-section of public and private agencies and local organizations was held on March 30-April 1. The purpose of the conference was to coordinate manpower and education programs to provide effective new careers projects for the poor in the Greater Los Angeles area.

III. Upcoming National Conferences

The National Committee on the Employment of Youth (New York, NY.) has invited decision makers and specialists in fields of employment and training of sub-professionals to a three day conference in June. The conference proceedings will be published to serve as guidelines and models for new training techniques and strategies for operating sub-professional employment and training programs.

GOVERNMENT WORK GROUP

The Department of Health, Education and Welfare is developing an intra-agency work group to discuss coordination of the different manpower and training legislation administered by its divisions. A major emphasis of the work group is to ensure that career ladders are built into the programs and to improve methods of funding and implementation. The work group will invite consultants to advise them on these considerations.

NEW CAREERS - HEALTH

Under the Medicare and Medicaid programs, a great number of non-professionals will be employed to help carry out the objectives of these programs. Other Acts under consideration or passed providing for employment and career opportunities are:

Allied Health Professions Personnel Act of 1966 signed into Law by the President on November 3, 1966, provides grants to train new types of health technologists and technicians. The Surgeon General and the Public Health Service administer this Act.

1967 amendments to the Social Security Act now being reviewed by the House Ways and Means Committee (HR 5710) would authorize the Federal Government to pay States 75% of the cost of employing and training additional child welfare personnel, and the costs of other pilot projects to find and test improved methods of meeting the health needs of children.

CAREER ORIENTED TRAINING FOR LARGE NUMBERS OF NON-PROFESSIONALS

As a result of recent Federal legislation large numbers of non-professionals are employed in the Human service field who require immediate and effective training. In order to accomplish this and eliminate the high ratio of trainer to trainee prevalent in current programs, the following pattern should be incorporated into all new work training projects:

1. A four week task-oriented training program at which time trainees will learn to perform simple entry level tasks.
2. Advanced training following job placement where one-fifth (8 hours) of the work week is set aside for the trainee to attend systematic in-service college credit courses. It is important that these courses be site-based because the disadvantaged person who has had negative educational experiences needs this transitional stage to assist him back into the educational system. The site-based method would permit the trainee to take 60-80 college credits in the field during his one day off the job. The remaining courses can be taken during the summer or in evening classes at the college campus allowing the trainee to complete his college degree in 5-6 years while working full-time. The trainees acquisition of a degree can be further accelerated by giving college credit for some of his on-the-job experience.

In order to develop on-site courses, a group of experts testifying at New York University before the House Subcommittee on Higher Education (Chairman - Cong. Edith Green, D. Ore.) recommended that funds be allotted from the Higher Education Act of 1965 to institutions of higher education for this purpose, including monies to pay trainees' tuition and fees. Because of the Committee's interest in this idea and at its suggestion, cost estimates for this program will be submitted to the Committee.

NEW CAREERS LEGISLATION - EDUCATION

Amendments to three crucial acts, now under review by appropriate committees, if adopted could provide for major innovations in career opportunities for non-professionals.

1967 Amendments to the Elementary & Secondary Education Act of 1965: At least 116,000 aides are currently employed as a result of this Act. In order to ensure career opportunities for these aides, the House Education and Labor Committee has adopted Cong. James Scheuer's (D.-N.Y.) amendments to Title I calling for the employing agencies to develop training plans for aides and their professional supervisors, and to ensure employment of aides on a permanent basis. These amendments will be submitted to Congress in the near future for its approval.

Currently under review by the Senate Committee on Labor & Public Welfare is the Teacher Aide Program Support Act of 1967 (Sen. Gaylord Nelson, D.-Wis.) which will appropriate $50 million to encourage development of teacher aide programs in the nation.

1967 Amendments to the Vocational Education Act of 1963: Amendments to this Act are being introduced and testimony is currently being heard by the General Education Committee of the House Committee on Education and Labor (Chairman - Roman Pucinski, D.-Ill.) on expanding the provisions of this Act to ensure career development and training for non-professionals in the public service fields.

NEW CAREERS LEGISLATION - EDUCATION

FUNDED PROJECTS - under this Act, HEW, Office of Education, Division of Adult and Vocational Research has funded such new careers projects as:

YMCA of Metropolitan Chicago - to identify new subprofessional entry level jobs in the public service field; Division of Welfare, Hillsborough County, Fla. - to recruit and train adult poor as public assistance technicians in career ladder positions. DAVR has also funded research programs to examine new careers for non-professionals in the nuclear medical field, municipal government, correctional system (School of Criminology, University of California at Berkeley).

NEW CAREERS LEGISLATION - CORRECTIONAL SYSTEM

In keeping with the recommendations in the Report from the President's Commission on Law Enforcement and the Administration of Justice that non-professionals be utilized in the correctional system, the following bills have been introduced which have new careers provisions:

Safe Streets and Crime Control Act of 1967 (HR 5037 - Cong. E. Celler - D.-N.Y.; S-917 - Sen. McClellan - D.-Ark.) are now under review by appropriate Judiciary Committees.

Juvenile Delinquency Act of 1967.

National Institute of Criminal Justice Act of 1967 (Sen. E. Kennedy - D.-Mass.; Cong. J. Scheuer - D.-N.Y.) would authorize ten million dollars for FY '68 for research and demonstration programs into ways to solve problems of crime and to rehabilitate offenders including development of career opportunities in these fields.

NEW CAREERS - SCHEUER AMENDMENT PROGRAM

The deadline for applications for Scheuer Amendment programs for FY '67 is now set at April 30th. Three proposals from the Greater New York area have been submitted for final approval from the Bureau of Work Programs, U.S. Dept. of Labor.

NEW YORK CITY: The Manpower and Career Development Agency of the Human Resources Administration has submitted a four million dollar proposal to employ 1400 unemployed and underemployed adults (including 840 welfare recipients) in entry level positions in the N.Y. Dept. of Welfare and Health Services Administration. MCDA will administer the training component and those aides, successfully completing the 9-12 month training period, will be employed by the two agencies at entry level salaries of $4,000-4,500 per annum.

NEWARK, N.J.: The City of Newark is developing a New Careers program creating jobs for 200 unemployed adults in police, housing, health and welfare agencies in the city. Remediation courses, counseling, supportive services and training for career ladder jobs will be provided to the trainees.

SUFFOLK COUNTY: According to a 1966 study by the New York Port Authority, there will be an increase in 65,400 government-service industry jobs in the County by 1985. In order to begin training new personnel to fill these positions, the

NEW CAREERS - SCHEUER AMENDMENT PROGRAM

Suffolk County Economic Opportunity Commission has developed a career employment program for 136 unemployed poor. Placements will be made only in those public and private service agencies where there will be an opportunity for permanent employment and career advancement through continued education and training. Entry level salaries range from $3,500 to $5,000. Depending on a trainee's desire and ability, he will receive tuition payments for high school equivalency courses, college study towards an Associate or Baccalaureate degree. Arrangements have been made with a local community college to develop a work-education program including credit for a trainee's on-the-job experience.

CIVIL SERVICE - SEN. TYDING'S BILL

Congressman James Scheuer announced recently that there are 500,000 unfilled Civil Service positions in the U. S. today. One way to deal with this problem is contained in a bill introduced in March, 1967, by Sen. Joseph Tydings (D.-Md.). The bill would allocate a quarter of a million dollars for short-term training programs for positions such as typists, file and supply clerks, hospital orderlies, where regular Civil Service procedures failed to recruit enough workers. Trainees who successfully complete the courses would automatically qualify for a job. This would eliminate the usual Civil Service intelligence and aptitude exams which previously have prevented the unemployed from obtaining these jobs. Another section of the bill calls for a 500,000 dollar appropriation to conduct surveys to determine what currently unfilled government jobs could be handled by properly trained unemployed. The Civil Service Commission is already developing similar programs, such as MUST (Maximum Utilization of Skills & Training) where highly skilled jobs are redesigned to "spin-off" routine tasks and create new jobs for the less skilled. The Commission is also experimenting with unwritten exams for certain low-skilled jobs allowing applicants to cite previous experience as a qualification, and is revising current exams which will reflect more accurately those skills needed to perform the jobs.

Another bill, Public Service Employment Opportunity Act (Sen. A. Ribicoff - D.-Conn. - S-585) would authorize $2 billion to provide meaningful public service employment opportunities to the unemployed.

NEW CAREERS DEVELOPMENT CENTER

New York University has set up a New Careers Development Center which will provide information exchange and technical assistance to agencies that are attempting to reorganize their structures in order to employ and upgrade non-professionals in the health, education and welfare fields. New York University has also received a grant from O.E.O. to set up a Training Center to train the trainers of non-professionals employed in the above fields. The purpose of the project is to develop training capability within agencies that will enable them to train thousands of non-professionals. The Center will also assist agencies in recruiting and selecting training staff and in developing appropriate curriculum materials and training designs.

A DESIGN FOR LARGE SCALE TRAINING OF SUBPROFESSIONALS

Training Laboratory
of the
New Careers Development Center

May, 1967

At least 116,000 teacher and school aides are being employed currently through Title I of the Elementary and Secondary Education Act. A new amendment to Title I calls for the training of these aides.

With the Scheuer Work Training Program and the Concentrated Employment Program (CEP) beginning in over 20 cities throughout the United States, there is further evidence of the growing need for massive training. San Francisco alone has developed a proposal for careers and training for 3,000 people.

The prospect of large numbers of health aides being trained through medicare underscores the need for large, new training designs. No longer will small demonstration training projects suffice, although much can be learned from the ones that have already been fielded. We do not have a sufficient number of trainers to permit a high ratio of trainers to trainees. Thus we will need to multiply our training capability very rapidly. This requires simple designs built on the assumption of limited initial knowledge on the part of the trainer. It further requires the development of training materials that can easily be applied on a wide scale. Programmed materials, such as are being developed by Scientific Resources, Inc. to train nurses' aides to become licensed practical nurses, are particularly relevant for large scale training. (This project has been initiated by the State, County, and Municipal Employees Union, District 37, AFL-CIO, New York City.)

Large scale training designs must also include the following: involvement of the various agencies in which the nonprofessionals will be employed in developing training plans and job specifications for the new nonprofessional workers; the recruitment or

liaison personnel and training personnel from these agencies where possible; the recruitment of a large number of full-time assistant trainers, a smaller number of senior trainers and the selective use of "moonlighter" part-time trainers and consultants for special tasks (e.g. literacy training); back-up and trouble-shooting support from large training laboratories (such as the New Jersey Community Training Center and the NYC New Careers Development Center Training Laboratory).

It should be noted that it is possible to develop training designs, without necessarily knowing the specific tasks to which the aides will be trained. This is particularly true in the human services where certain generic training is relevant. However, the goals of the training, particularly in relation to the Scheuer Sub Professional Career Act, are very pertinent to consider in developing training plans. For example, a major goal is to develop the possibility for the trainee to become a permanent part of the agency and to move up within the agency system. This requires that the trainee understand the agency structure, its norms and traditions, and the ways in which he will be contributing to and <u>changing</u> some of the patterns of service delivery. But, he is an agent of change of a special type, functioning within the system and toward his own career development. He must win himself into the agency and win the agency to the idea of new careers. This makes it mandatory

that he not come in attempting to show the inadequacy of the agency, representing himself as the sole repository of information on how to work with the poor. Nevertheless, he is concerned with developing many changes in the agency, including greater participation of nonprofessionals, better developed teams of non-professionals and professionals and his training should help him to acquire appropriate attitudes and skills to achieve these ends.

A Design for Five Hundred Aides

The following model represents a proposal for training five hundred nonprofessionals to be employed in four agencies under the Scheuer Work Training Amendment to the Economic Opportunity Act. The nonprofessionals are to be employed for a period of up to two years in four departments: police, health and welfare, inspections, housing and relocation.

The aim of the program is to prepare the trainee within these two years, to be eligible for the entry level civil service positions in these areas, e.g. social worker assistant. (The trainee may, prior to the two years, complete the requisite training to become eligible for these positions.) It is further intended that the training and education that the trainee receives enable him to qualify for a great variety of jobs, both in the public and private sectors. The objective, therefore, is to provide certain core skills in communication, record keeping, human relations, system know-how, etc.

PHASED TRAINING

Phase One: Four Week Pre-Job Period

In Phase One, the trainees are to be trained in a short per pre-service period of four weeks in order to be able to perform certain elementary tasks, on the job, on day one.* Two or three such tasks are to be selected after careful consultation with the agency in which the trainee is to be placed. The trainees will be trained largely through role playing and job simulation to master these entry tasks. The aim is to insure that the trainee be able to perform certain functions directly useful to the agency on the first day on which he appears on the job. Thus, he will be immediately valuable to the agency and his own feelings of competency will be enhanced.

The remainder of this brief pre-service period is directed toward aiding the trainee to learn the necessary administrative matters related to his job, and helping him to acquire a broad picture of the agency, its traditions, rules and structure.

The trainee should also be assisted to understand that in order to win his way into the agency he must be helpful to his supervisors, and show that he is not coming there as a critic of the system with a chip on his shoulder. It can be indicated, however, that in the long run, his involvement with the agency will help to improve the character and pattern of service and that he is playing an important change-agent role, although

*During the selection phase, the trainee will be acquainted with the job possibilities in the four agencies and will be assisted in making a choice of agencies. However, he may change his decision at a later point (see below).

initially he has to get his foot in the door, so to speak.

During the selection phase,

Phase Two: A Short Transition

A short transition period is recommended during which the trainee will work on the job for one half day every day for four more weeks. In the half day in which he is not working, careful discussion of his on-the-job experiences and problems can take place.

Phase Three: The Training Day

It is proposed that the trainee in addition to receiving daily supervision on the job, receive special training for one fifth of the week, or up to two years. It is in this period that he will be assisted to improve his initial skills,* and to acquire the necessary core skills required for his upgrading: literacy, record-keeping, organizational procedures, agency knowledge and know-how, etc. He may also acquire his high school equivalency.

Advanced educational training is to be provided, in part, on the job site by having instructors from junior colleges and community colleges teach courses in the eight hours off the job. A plan will be developed with the colleges to provide course credit for this on-the-job training. (See the college proficiency examination program established by the New York State Board of Regents to determine credit allocation for off-campusor out of course learning.) This new OJT approach will allow for genuine

*It is during this period that the trainee may decide that he wishes to shift to a different job offered in one of the other agencies. He can use his "training day" to acquire the entry skills for the new position and make arrangements for the shift if openings are available.

career development for the trainee while employed on a full time basis at a salary of no less than $3600 per year.

Training the Trainers

There is to be a Training Director for the entire project, an Associate Director, four Senior Trainers, one each to be recruited from the agencies in which the nonprofessionals will be employed and four to eight Assistant Trainers recruited from outside of the agencies.

Since most of the training will take place in the one day off for training during the on-the-job period, it is possible to divide the group of five hundred into one hundred per day, and thus use the basic training staff of eight to twelve members for each one hundred trainees, or two or three trainers per each unit of twenty-five trainees. In order to follow this design, however, the pre-service period must be phased in so that all five hundred trainees are not hired simultaneously. If they were to be hired simultaneously, the pre-temporary service period would either require an additional training staff complement (temporary moonlighting) or a much higher ratio of trainer to trainee.

A good deal of the training of the trainers can take place simultaneously with the training of the nonprofessional, on the job itself, but a portion of it may be offered at special training laboratories.*

*The NYU New Careers Development Center Training Laboratory will provide a Master Trainer and an Assistant Trainer to furnish in-the-field assistance and demonstration training for the five hundred trainees and their trainers. It will also offer specialized training for the trainers at the Training Laboratory.

The trainers' pre-job training should consist of the following -- knowledge of the tasks to be performed by the nonprofessionals, and in particular, their phasing; some knowledge about the learning styles or ways of learning of low-income populations who have not had adequate schooling; knowledge of the agency structure and traditions in which the nonprofessional is to be employed; some knowledge of training methodology and the training design to be utilized (part of this can be contributed by the training staff itself); knowledge of how to utilize the support and backup from an advanced training laboratory.

Attention should be given to preparing trainers to deal with specific nonprofessional issues such as:-

The ways in which the nonprofessional perceives the professional --
- competitively
- as a foreman
- distant from the poor
- possessed of magical powers
- over-identification with professional

The nonprofessional's uneven development.
Deficiencies in the areas of...
- record keeping
- literacy
- "system" know-how
- in other areas he may possess excellent understanding

The significance of the buffer role (the Assistant Trainer standing midway between the nonprofessional and the Trainer or other professional).

The ways in which the professional can learn from the nonprofessional (cross-socialization).

The role of the nonprofessional as a change agent in the system.

The marginality and ambiguity of the nonprofessional role.

It is going to be necessary to use training designs which allow for the confrontation of the nonprofessional and the professional with full open discussion of the difficulties they have with each other or anticipate having with each other. Trainers need to be prepared to handle these potential cleavages and issues in order to work toward the full development of the nonprofessional-professional team.

Summary

A three-phase training design for the rapid training of a large number of nonprofessionals has been presented. It is suggested that much of the training of the training staff can overlap the training of the nonprofessionals. The major recommendations are: the design must be simple and task oriented; a basic staff composed of a high proportion of Assistant Trainers should be utilized for continuity rather than many moonlighting Senior Trainers; supportive backup of an advanced Training Laboratory should be sought; close liaison with the agencies employing the nonprofessionals should be developed; core training is continuous in the third phase (on the Training Day), rather than being introduced in the short first phase preceeding the job itself.

New Careers

NEWSLETTER

August, 1967

TRENDS TO NOTE:

1. Rapid increase in employment of nonprofessionals. A recent report from the OEO announces that by the end of this year 131,909 nonprofessionals will be employed in the Community Action Program.

2. Consideration of the New Careers concept by private industry is increasing as a possible solution to high turnover and shortage of skilled manpower.

3. More colleges are involved in developing credited courses, curricula and on-site educational programs to provide nonprofessional Aides with the skills and learning necessary for advancement toward professional standing.

4. Unions are becoming involved in working out New Career opportunities for the employed poor.

5. Civil rights groups are interested in developing New Careers concepts to open up real opportunities for minorities.

6. Law enforcement agencies are turning to nonprofessionals as a link to improve their relations with the communities they serve and to ease tension.

NEW CAREERS LINKED TO WELFARE SERVICE REORGANIZATION

By Patricia Elston, Research Consultant

New York City - The Dept. of Welfare and the Social Service Employees Union agreed to include in their new contract two innovative job classifications: Social Service Assistant, a subprofessional (with 800 openings), and Senior Social Service Worker (with 800 openings).

The two new positions represent a potential step in the strategy for implementing the New Careers concept. While negotiations have been underway, both the Departmentand the Union have worked independently to design career ladders which would provide escalated opportunities for advancement at each level of employment, from Aide to Professional.

The career ladder has implications for the entire welfare system. The Department's model links a career ladder to a major system reorganization

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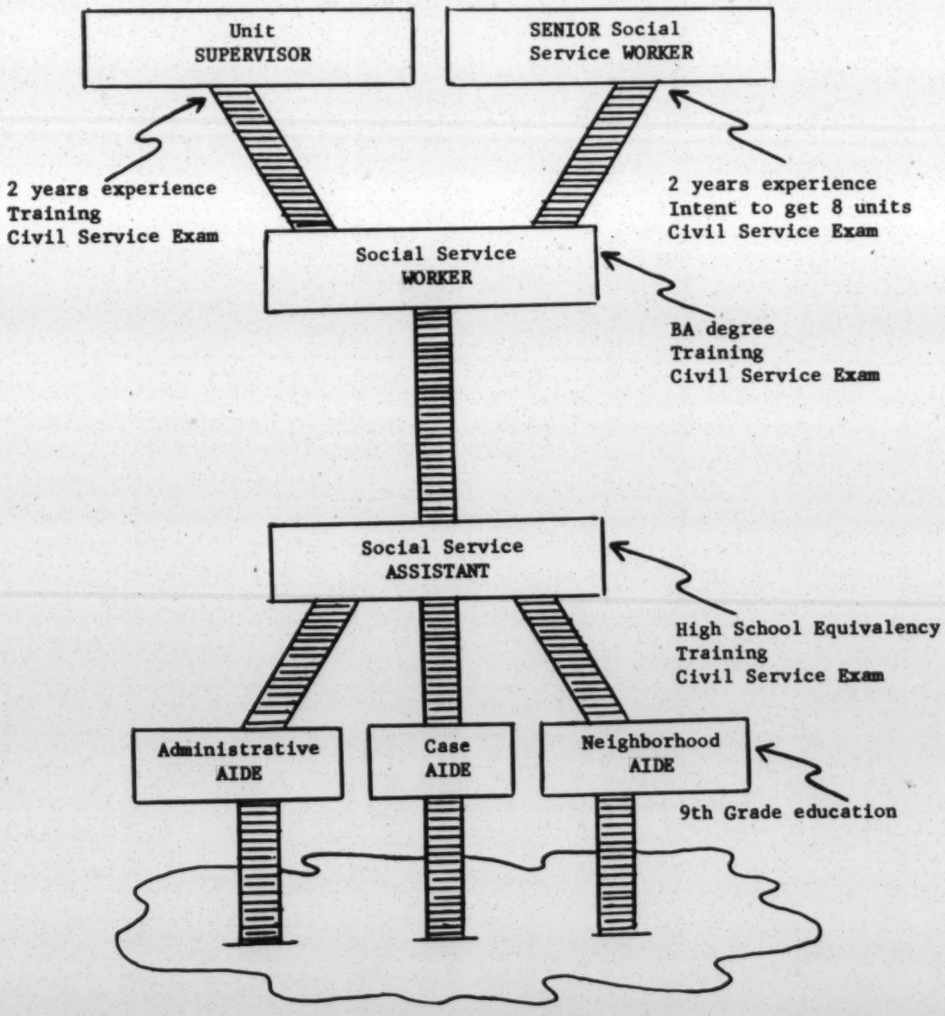
involving not only new jobs, new kinds of relationships among personnel, and new opportunities for career advancement, but also new policies. The New career approach is coordinated with proposals to change the whole character of welfare delivered; provide new, integrated, and expanded services and make possible a more resourceful use of personnel.

The Department plan is to hire and train nonprofessionals under the Scheuer Program as Neighborhood, Case and Administrative Aides to work in teams with the professional staffs at local Neighborhood Service Centers. As the Aides gain education and expertise, they will become eligible for upgrading to Social Service Assistant with full Civil Service status.

The Department is discussing high school equivalency preparation and a curriculum toward an AA degree with the City University of New York. Educational arrangements for progressing from the AA to the BA degree have yet to be explored.

The model below is an adaptation of designs under consideration by the Union and the Department. Movement up the ladder would depend on fulfillment of the qualifications indicated alongside the arrows.



UNION, INDUSTRY & GOVT.
JOIN IN
NEW CAREER EFFORT

New York City - The Retail, Wholesale & Department Store Union Local 67 is training 500 unemployed youths and 650 low-skilled workers under a $693,000 grant from the city's Human Resources Administration. Fourteen private companies have guaranteed to hire the trainees. The unemployed young men with no skills will earn $40 weekly while preparing for jobs which will pay starting salaries of between $70 and $80. A group of 500 workers will be upgraded to high skill positions, and another group of 150 will train for high-paying sales, administrative, technical and supervisory careers.

UNION ADOPTS NEW CAREERS

Charleston, W. Va. - West Virginia Labor Federation, AFL-CIO has adopted new careers as a part of its program. President Miles Stanley stated in a June 29th speech that "New training programs are needed to assist blue collar workers and the present poor to assimilate into the professions. We must consider developing industrial and professional partnerships in some kind of organization for effective training of all employees within an institution."

NEW CAREERS AND THE EMPLOYED POOR

Washington - Better opportunities for the employed poor were called for by Victor H. Gotbaum, Executive Director of District Council 37, AFSCME in his testimony on New Careers before the House Committee on Education & Labor. He said, "There is a widely held assumption that the major cause of poverty is unemployment. Yet ... a majority of the poor in this country are employed. Their poverty arises from their being employed at a low level of skill, without the opportunity to move to better jobs or even to qualify for them." Career incentive programs, he said, would benefit the entire work force by creating opportunities for advancement at all levels, from the trainee to the professional. Such career programs, Gotbaum explained, should be developed jointly by labor and management and become "an integral part of the labor-management relationship."

In line with this position District Council 37, whose membership includes 16,500 hospital aides , and the New York City municipal hospital system agreed on a program to train 450 nurses aides to become licensed practical nurses. Retaining their full salary rights during training, the aides will work half time and study 25 hours per week. On passing the State licensing exam, they will be employed by the City. Response to this opportunity for training to begin in October has been very positive, Gotbaum said, with more than 1600 applications received from among the 8000 nurses aides in the city.

A similar plan is possible for helping LPNs to prepare for RN positions. (The National League of Nursing estimates a deficit of 344,000 Registered Nurses by 1970).

The "bumping up" strategy for the employed poor advocated by Gotbaum signifies gains for the multiple groups involved. Such a program would provide New Careers for workers all along the personnel structures of the human service agencies.

LOCAL 372 ISSUES LEAFLET ON
NEW CAREER OPPORTUNITIES FOR
ITS MEMBERS

The leaflet reproduced below was issued by Local 372 of AFSCME to its members, announcing an agreement with the Board of Education to provide career upgrading:

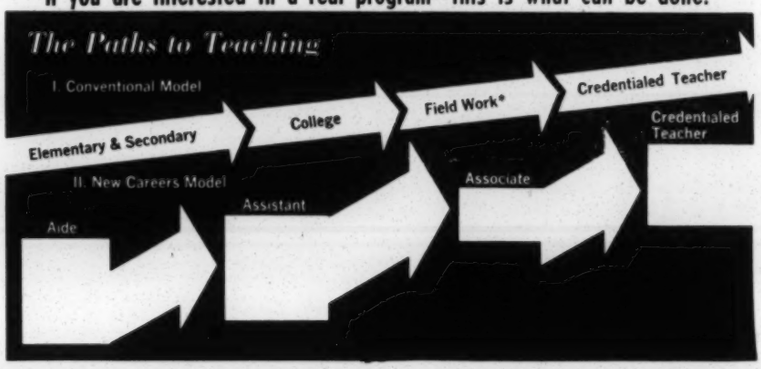
To All Members Of Local 372--

Your Union Brings To You--For The First Time...

REAL Career Opportunities

For School Aides & School Lunch Workers

If you are interested in a real program--This is what can be done:



Your Union and the Board of Education have agreed that new training and promotional opportunities should be provided for present employees of the Board.

To make this work, we must have information from you about the things you are interested in, as well as your educational background. Therefore, please fill in the form attached, and mail it to the Union as soon as possible.

These new opportunities will make it possible for School Aides to qualify for positions as Teacher Aide or Teacher Assistant, depending on the level of educational achievement.

Those who do not have the necessary education will be given help in getting it, including high school equivalency and college credits.

In addition, we plan to work out a system that will enable School Lunch workers to apply for a transfer to School Aide, so that they can take their place on the new career ladder.

These new programs will be made possible by Federal funds, as well as new funds in the regular budget of the Board. You will be hearing more from the Union as the plans develop.

Be sure to watch your Union bulletins during the month of September.

Please fill out the attached form completely. THE ATTACHED QUESTIONNAIRE MUST BE RETURNED WITHIN ONE WEEK!

*Field work comes so late students often don't discover whether they like teaching or have competence until last year.
This diagram shows the process of New Career development. The actual career "stages" with the specific tasks for each would be defined by the employing institution.

CIVIL RIGHTS

Call for Unity

Washington, D.C. - "Black and white poor and New Careerists must unite and develop thousands of indigenous advocate groups to move the nation's policy makers into accepting New Careers", testified Wilbert Ussery, National Chariman of CORE, before the House Committee on Education and Labor (July 17). He went on to say that these groups should organize around specific issues, using their combined political and local strength to demand quality education and ensure improvements in other human services. He recommended also the creation of a National New Careers Planning Board to advise the Committee on ways to develop new careers in all social agencies and to involve the disadvantaged in all programs.

Youth Corpsmen Praised

Neighborhood Youth Corpsmen won high praise from Newark and Detroit officials for their work during the recent disturbances. Newark Police Director Dominick A. Spina said of them, "They were magnificent." Corpsmen manned telephones, freed regular officers for duty, and helped keep the communication channels open between the police and the community.

Positive Action

New York City - The deployment of Youth Corps workers to help community youth translate their grievances into positive action is a new project announced by Robert Schrank, head of the Neighborhood Youth Corps of this city. The New Careers Development Center proposes that a similar program be set up to involve adults in contributing their experience and wisdom to the solution of their communities problems.

Earn & Learn Centers

Washington - An Urban Coalition panel of urban leaders which discussed ways of solving the problems of civil unrest called for an Emergency Work and Reconstruction Program which would include the prompt creation of "Earn and Learn" centers to provide job training programs and placement for the unemployed. Such a program would be a major opportunity for massive-scale application of the New Careers approach.

Police Partners

New Rochelle - The local Police Department has a program to train civilians as working "partners" of its police officers. Richmond, Calif., Phoenix Ariz., and New York City also have police cadet-aide programs in which trainees serve to bridge the communications gap between the police force and the community.

Workers "Cool" Capital

Washington, D.C. - The Community Alert Project of the Washington Urban League employs Negro youths as field workers in police precincts here to rush emergency mediation assistance to foci of unrest. The workers, who earn $500 monthly under a grant from the Labor and Justice Depts., can be called to a telephone from the group's headquarters via an electronic device carried in the pocket.

Eases Tension

Grand Rapids, Mich. - Human Resources Consultant, Jim Knox (a former delinquent now employed by Scientific Resources, Inc.), played a decisive role in bringing together the Mayor and a group of people involved in the recent turmoil for a highly successful direct confrontation which helped alleviate tension.

Urban League Task Force

New York City - Whitney M. Young, Jr., executive director, National Urban League, discussed with the New Careers Development Center staff the creation of a task force to develop New Careers programs for the League's projects.

PRIVATE INDUSTRY

Private Industry-New Careers Study Projected

Durham, N.C. - The North Carolina Manpower Corp. received a $100,000 grant from OEO to study how New Careers for low income people can be developed in private industry. The project will involve joint planning and coordination between the No. Carolina Fund, private industry, local agencies and CAP's. One component will set up a New Careers demonstration program involving an agency and business.

Legislative Proposals Considered

Washington, D.C. - Legislative proposals that would apply the Scheuer public service employment concept to private industry are now under consideration. Private employers willing to set up career lines would receive support to hire and train unemployed persons for apprentice positions. This would fill jobs now vacant due to the skilled manpower shortage and cut down high turnover. The supermarket industry, which has a high turnover rate, might be particularly receptive to such a program.

Banker Presents Paper

Cleveland - Addison Cutler, Asst. V.P. of the Federal Reserve Bank of Cleveland, presented a paper on the New Careers approach to private industry at the Fisk University Institute of Race Relations, held June 26 - July 8.

INTERNATIONAL

New Careers in Developing Countries

The applicability of New Careers training and job upgrading techniques to the problems of developing nations is receiving attention. The strategy is seen as a means for quickly preparing large numbers of workers to fill highly skilled positions. On July 27 a group of family planning specialists from Indonesia discussed with a member of the New Careers Development Center staff how the New Careers approach can be useful to their projects.

The Center staff has also met with representatives from AID who, along with other US government international experts are looking into innovative training methods.

Congressman James Scheuer is travelling to the Middle East to confer with Arabian and Israeli officials about possible development of New Careers programs there.

MOVEMENT

Task Forces in California

Sacramento - The California State Dept. of Public Health and the State OEO have developed Task Forces made up of representatives from their agencies and other community groups to explain the New Careers Program to the public. The groups' activities include evaluating current programs, establishing guidelines, and organizing conferences to inform the community about New Careers. One such county-wide conference was held in Los Angeles, March 30-April 1. The Proceedings are now available from the Los Angeles County Bd. of Supervisors, Dept. of Community Services.

Teacher Aides to be NEA Affiliates

Washington - The utilization of nonprofessional Aides is making an impact on organizations formerly limited to professional membership. One such major organization, the National Education Assn., has budgeted funds to develop a national affiliate association of Teacher Aides.

Dr. Donald Davies, director of NCTEPS (Natl. Commission on Teacher Education & Professional Standards), says: "We see this organization as a positive way to involve teachers and Aides as teams in designing educational programs for the disadvantaged".

Six regional conferences coordinated by NCTEPS to initiate the new association are under consideration. Teacher auxiliaries will help plan the conferences which will aim at involving as many Aides as possible to design the strategy and goals of the Association. The Assn. of Classroom Teachers (92% of NEA membership) will play a major role in helping to develop the new association.

Career Lines for NYC Teachers

New York, N. Y. - Career lines for New York City school teachers are being developed by the Board of Education in cooperation with five agencies: Human Resources Admin., City University of N.Y., New York University, District Council 37 of AFSCME, and the United Federation of Teachers. With a program of advanced training and education, entry-level Teacher Aides will be able to advance to Assistant Teacher, Teacher Intern and Certified Teacher, with more responsibilities and higher salaries at each level.

New Careers and Model Cities

New York, N.Y.- Representatives from Federal agencies and more than 50 cities attended a conference on Manpower Programs in Model Cities sponsored by the New Careers Development Center on June 15. The primary purpose of the meeting was to familiarize participants with new approaches to employment programs for possible incorporation into their Model Cities projects. Dr. Sidney Fine of Upjohn Institute for Employment Research made a presentation on job design and analysis. As a result of the Conference, the Center has proposed a five-step career ladder in urban planning: "An Illustration of the Functional Approach in Designing Jobs and Careers" by Wretha Wiley.

Conference Planned

Lincoln Hospital Mental Health Services and the New Careers Development Center will sponsor a conference of nonprofessionals on December 14-15 at the Carnegie Endowment International Center, New York. Nonprofessionals will help plan the meeting at which they will present their ideas on New Careers, based on their work experience. Professionals will be invited to attend, listen and participate.

EMPLOYMENT AND TRAINING

Job Coaches Reduce Turnover

Chicago - The utilization of nonprofessionals as coaches to help reduce employee turnover is a new technique of this city's Jobs Now Program which trains "hardcore" youngsters and places them in private industry. The program is administered by the Chicago YMCA under a grant from the U.S. Employment Service.

The coach accompanies the job candidate to the new job, meets periodically with both the employer and employee at the work site, maintains after-hours contact with the employee, and reports to Jobs Now on his progress. A six-month study showed that turnover for employees with coaches was 18%, as compared to 72% for employees without coaches.

Samuel Burt, Special Assistant to the Director, USES, says: "The use of neighborhood people as coaches is a major step forward in building permanent jobs and careers for disadvantaged youngsters. The coach smooths over that often rough period of adjustment for both employer and employee."

USES is exploring possibilities for incorporating the coach position into its job structure and upgrading the coaches via a career ladder from entry level Employment Service Aide to professional standing as Employment Relations Representative or Employment Interviewer.

Job Corps

Clearfield, Utah - The Advanced Corpsmen's Institute of this locality is a unique project for preparing Job Corps members as Teacher, Counselor and Recreation Aides. A six-month intensive on-the-job training program qualifies Corpsmen for entry-level positions. The first group of 50 Corpsmen were graduated this June and placed on jobs. With additional training cycles, 400 more youths will be graduated yearly.

This new resource of trained personnel will be available for placement throughout the nation with the help of the Office of Education and O.E.O. Agencies interested in hiring Corpsmen may contact: Donald Morse, Supervisor, Advanced Corpsmen's Institute, Clearfield Job Corps, Clearfield, Utah.

Health Careers Program Funded

New York - Albert Einstein College of Medicine - Lincoln Hospital Health Careers Program received a grant from the Commonwealth Fund to train health aides for careers in the medical and nursing fields.

6,000 New Careerists in Health

Washington, D.C. - Six thousand non-professionals in public health will be trained in 20 U.S. cities via projects to be developed by the Social Development Corp. with a $2 million dollar grant from the Dept. of Labor, Bureau of Apprenticeship & Training. New job classifications and career upgrading systems will be set up in cooperation with the hospital administrators and unions of the cities involved. Three thousand trainees will be prepared for entry-level positions in 36 occupations, and 3000 persons will be upgraded to such jobs as Obstretrics, X-Ray, Dental and Medical Records Technicians.

COMMUNITY ACTION

More Training Urged by O.E.O.

Washington, D.C. - A recent report by O.E.O. points out the need for pre-training and in-service training of personnel in its community action programs. The report says that as of Sept. 30, 1966, of the 131,909 non-professional positions authorized for CAPs, 25,401 had not been filled; while of the 112,202 professional positions, 25,854 remained unfilled.

In order to provide training, O.E.O. will allocate in FY'68 $8million to expand and continue the operation of 10 Multi-Purpose Training Centers and 6 Urban Training Centers; $3 million for training CAP boards; and one million to train the trainers of non-professional and professional personnel.

Scheuer Programs Funded

Scheuer (New Careers) programs have been approved by O.E.O. for 2,936 low income adults in 19 states.

Atlanta, Ga. - 550 of the 2,500 persons enrolled in the $4.5 million Concentrated Employment Program (U.S. Dept. of Labor grant) will be New Careerists.

New York City - 2,000 South Bronx residents will take part in the $3.6 million CEP program there.

Technical Assistance for Scheuer and CEP

The Center for the Study of Unemployed Youth of New York University, Graduate School of Social Work has received two technical assistance grants: one from the Dept. of Labor to help community action agencies develop new careers (Scheuer) programs; one from O.E.O. to assist the CAAs with the Concentrated Employment Program (CEP).

Debate

Alinsky vs. New Careers - Saul Alinsky, Director of the Industrial Areas Foundation, will contend with Frank Riessman, Director, New Careers Development Center, at a debate sponsored by the League for Industrial Democracy in New York on November 17th.

FUNDS AVAILABLE FOR NEW CAREERS

Limited funding support for innovative research and experimental New Careers projects in education, health, welfare, and related fields is available from U.S. Office of Education, Bureau of Research, Div. of Comprehensive & Vocational Education Research, 400 Maryland Ave., S.W., Washington, D.C. If interested, write to Dr. Bernard Yabroff, Director, Career Opportunities Branch, at above address, outlining briefly the objectives of the proposed research and its significance for general educational improvement.

Legislation - Washington, D.C.

The Senate Committee on Labor & Public Welfare will begin hearings on Sen. Gaylord Nelson's Teacher Aide Bill. The Committee is now reviewing the 1967 Amendments To ESEA, authorizing $3.4 billion for FY '69, and calling for training of Aides and their supervisors, which passed the House.

HIGHER EDUCATION

College for Human Services

New York City - 120 women are being trained for human service jobs by the Women's Talent Corps (funded by O.E.O.) The first group of 50, many of whom had previously been welfare recipients, were graduated this June and placed as Teacher and Guidance Assistants.

"The Corps proposes to set up a College for Human Services for the many women who want and have the potential to achieve professional standing," says Mrs. Audrey Cohen, director of the program. The college will offer a core curriculum based on the needs of the profession and the population to be served. The students will receive an Associate of Arts degree and will be able to transfer to a 4-year college for further education.

Mental Health

Chicago - The YMCA Community College and the Illinois Dept. of Mental Health are developing a 2-year college program for Mental Health personnel, which includes time off from work so that the trainees can spend two half days per week in class at the campus. One half of class time will focus on academic subjects, with the rest spent on issues related to work experience.

Other College Programs

George Warren Brown School of Social Work, St. Louis, offers a one-year certificate to aides in community development. Essex Community College, Baltimore, Md., awards an Associate of Arts degree to aides completing its 2-year program for social service assistants.

Urban Service

Washington, D.C. - Georgetown University is setting up a one-year program, Institute for Urban Service Aides under Title I of the Higher Education Act. Aides will study four hours a week at the Institute to broaden their understanding of service work and to increase their effectiveness on the job. An aim of the program is to demonstrate inter-agency and university cooperation and to increase the agencies' awareness of the valuable contribution non-professionals can make. Contact: Mrs. Sara Kestenbaum, Coordinator of the Institute for information.

On-Site College Programs

Scheuer Programs: Newark, N.J. - The Scheuer project to train 250 human service aides has contracted with Farleigh Dickinson University for college courses taught at the job site, on job time, which will give credit toward a degree at the University.

New York City - A similar arrangement is being made between the Human Resources Administration, running the $3.8 million Public Service Career Project, and the City University of New York to provide advanced education for many of the 1000 trainees in health and welfare.

The NEW CAREERS TRAINING LABORATORY, New York University, located at 184 Fifth Avenue, N.Y., will train the Scheuer staff and trainers for both the New York and Newark programs.

Teacher Aides: Oakland, Calif. - San Francisco Community College in cooperation with this city's Board of Education offers a work-study program for Teacher Aides, which includes two credits per semester for night courses at the college and three credits per semester for work experience. The program will be expanded to include Teacher Aides employed under a combined ESEA and Scheuer program at a local junior high school. The College is working with the Board to develop a career line from Teacher Aide to Assistant Teacher with an Associate of Arts degree. Also, the College is discussing with a local 4-year institution a program to enable Teacher Assistants to continue studying for a B.A. and certification as teachers.

Head Start Aides: New Jersey - Farleigh Dickinson University in its Early Childhood program for Operation Head Start aides permitted aides to take as many as 15 credits per term. College courses were taught at the job site and credit was given to aides' on-the-job training and work experience.

Aides Teach Graduate Students: Berkeley, Calif. - Field training aides are teaching students at the University of Calif. Graduate School of Social Welfare about disadvantaged communities. The aides participate in graduate seminars and field training. Career lines are being developed for the aides to become professionals in field training or in community research, and the University is working to incorporate these new job categories into its training grants from the Bureau of Child Welfare (HEW) and the National Institute of Mental Health.

CIVIL SERVICE

Entry Level Classification

San Francisco - This city's Civil Service Commission has created new entry-level classifications for employees in health, libraries, parks and recreation. In addition, aides will be hired by the State Parole Office as community relations workers, also a Civil Service classification. Under the $2.1 million New Careers program, combining Scheuer and Neighborhood Youth Corps funds for 147 adults and 126 youths, those aides employed at the above agencies will be on the Civil Service payroll while training and will have Civil Service status.

Staff Attendant Position Created

Boston - A new position of staff attendant for all state human service agencies is being developed by the Mass. Civil Service Commission in cooperation with the State Dept. of Mental Health, the State Dept. of Personnel, and Self-Help, Inc., an anti-poverty agency of Brockton, which over the last 10 months has trained 40 low-income residents to qualify for the new position. Staff attendants will earn $100 weekly in their category which is four levels above the entry aide position and two levels below professional social worker (B.A.).

The training method followed at Self Help for staff attendant positions is a significant innovation. Aides who receive core training in human services may now qualify for all social service departments in state agencies, as the core course opens up a greater range of career choices and inter-agency mobility. Training efficiency is increased because personnel of different agencies can be trained as a group.

PAPERS AVAILABLE FROM THE NEW CAREERS DEVELOPMENT CENTER

1. "Civil Service and the Poor: Some New Developments", Judith G. Benjamin;
2. "New Careers and Model Cities", Lisa Liebert;
3. "Career Oriented Training: The Next Logical Step Beyond Job-Oriented Training", Adele Brody;
4. "Curriculum Design for Training the Trainers of Non-Professionals", New Careers Training Laboratory;
5. "Two Anti-Poverty Strategies; New Careers vs. The Guaranteed Annual Income", Dr. Frank Riessman;
6. "A Career Incentive Plan for Higher Education of Teacher Aides", Nadine Felton;
7. "New Careers in the Welfare System", Patricia Elston;
8. "An Illustration of the Functional Approach in Designing Jobs and Careers", Wretha Wiley.

CONTROVERSY MAILBOX

We welcome your observations, opinions, and criticims on any aspect of New Careers and its implications. Following are some questions raised by Prof. Marvin Bloom, of the University of Buffalo School of Social Work, in a recent letter to us:

> "I suspect that the kinds of things you are calling a 'career' may be a euphemism for the dull, boring and at times dirty job. Is, for example, tying shoes, tucking in pants, etc. really work, and if so, how would you provide job satisfaction at entry level?
>
> "Might not one argue that..with the normal economic growth anticipated, our economy will provide jobs and/or income for almost all, in any case without getting into a questionable conceptual design regarding a 'career'?
>
> "Can one assume that any activity producing revenue for the one doing it will have the psychological impact you impute to it?
>
> "Is Poverty primarily related to the matter of work? Is it nor related, rather, to the question of distribution of wealth and power, or ultimately how society determines to allocate its resrouces, neither of which may necessarily be affected by full employment, even if we achieve it?"

.....

Other questions readers have raised:

1. Are true career possibilities being developed, or is there merely an increase of subprofessional jobs without a link to professional upgrading?

2. Does New Careers signify a co-opting vehicle for low-income people?

3. Does New Careers necessarily change the human service structure and improve services offered?

4. Is there a need for a New Careers movement? If so, what should its purpose be, and what are the dangers if there is no such movement?

5. How is New Careers related to fundamental social change?

6. How can the effectiveness of the New Careers nonprofessional be measured in cost benefit terms?

NEW PUBLICATIONS

New Partners in the Educational Enterprise, Bank St. College of Education, 103 E. 125th St., New York, N.Y., Study of Auxiliary School personnel in Education.

Workshop Proceedings on Non-Professional Careers for Disadvantaged Youth, Center for the Study of Unemployed Youth, New York University, 853 Broadway, N.Y., NY

Position Descriptions for New Careers, University Researcy Corp., Information Clearing House, 1424 16th St., N.W., Washington D.C. 20036.

New Careers, A Basic Strategy Against Poverty, A. Philip Randolph Educational Fund, 217 W. 125th St., N.Y., N.Y. (Introduction by Michael Harrington).

SECY. WIRTZ CALLS FOR NEW CAREERS

Washington, D.C. - "The Administration's intent is to expand the New Careers concept under the Community Employment and Training Program", Labor Secy. W. Willard Wirtz told the House Committee on Education and Labor, testifying on the Economic Opportunity Amendments of 1967. Answering questions by Congressman James Scheuer, Wirtz said:

"An additional $12 million is being requested especially for New Careers, and the principle of building career ladders in social service for the unemployed will be extended to rural areas as well, and will include persons between 16 and 22 years of age and adults."

"The concept will also be applied to private, non-profit concerns", the Secretary added.

Career Ladders & Training

"Efforts will be made to restructure jobs within public and private organizations, design career ladders, and develop training and remedial education to supplement the work experience", he continued.

He explained that within such career ladder programs, persons would start work as Technical, Medical, Social Service, or Nurses Aides, for example; then progress to such jobs as Medical Laboratory Assistants, Medical Assistants, Social Work Technicians and Senior Nurses Aides.

17 More Projects to be Funded

"It is expected that 17 more projects will be funded under CEP with approximately 4,500 - 5,000 New Career opportunities. In addition, 30 independent New Careers projects are being developed by the Bureau of Work Programs, which are expected to involve another 3,000 - 4,000 New Careers positions," Wirtz said.

Successful Project

An example of a successful New Careers Project under OEO, according to Wirtz, is Operation Head Start which is developing positions at intermediate and supervisory levels for about one-third of Head Start aides in an eight-state region. Head Start will attempt to initiate a 2-year Associate of Arts degree program to certify the subprofessionals.

The Dept. of Labor is also planning to provide grants for research to evaluate the effectiveness of New Careers programs.

HOUSING INTERN PROGRAM

1012 FOURTEENTH STREET, N.W.
WASHINGTON, D.C. 20005
TELEPHONE (202) 737-3411

E. S. Sessions, Executive Director

3 June 1969

Mr. Moreland G. Smith
Urban Planning Project
Southern Regional Council
5 Forsyth Street, N.W.
Atlanta, Georgia

Dear Mr. Smith:

I have the honor to announce that the Housing Intern Program, sponsored by the Foundation for Cooperative Housing and Urban America, Inc., under a Ford Foundation grant, is enjoying continuing success. Under this program, as you may know, a select group of twenty-three men and four women, with an average education level of four years of college, are being trained in the development and management of low and moderate-income housing in cooperative, nonprofit sales or nonprofit rental projects. The interns--thirteen of whom are black, ten white, and four of Spanish/Mexican American orientation--have completed a seven-week resident seminar and are placed for a nine-month, on-the-job training experience with selected housing corporations in fifteen states and Puerto Rico. A brief biographical sketch of each intern is provided at inclosure 1. The current program is scheduled to be completed with a four-week resident summary phase to be held in Washington, D.C., from July 7 to August 1. A follow-on program has been funded by Ford Foundation and will train up to three times as many housing specialists, using a modified system.

The interns will have completed a total of twelve weeks of intensive classroom training by the terminal date of the pilot program in early August. The wide range of subject fields to which they have been exposed is listed in inclosure 2. In addition, each of them has been given an opportunity to develop expertise in two or more of the four subject fields of project development, sales and marketing techniques, management and maintenance, and community development as related to housing.

The participants in the Housing Intern Program represent the initial increment of a cadre of housing specialists whose technical education has been carefully designed to provide a professional foundation for full career development. An appropriate certification as a Housing Development and Management Specialist will be made to them upon their graduation on August 1, 1969.

Your organization earlier had expressed an interest in employing a graduating specialist. The interns will be available for interviews in Washington, D.C., on July 11, 1969. If you wish to discuss employment offerings with individuals or with the interns

FOUNDATION FOR COOPERATIVE HOUSING
Wallace J. Campbell, President
C. Franklin Daniels, Executive Vice President

URBAN AMERICA, INC.
William L. Slayton, Executive Vice President
James P. Twomey, Director, Nonprofit Housing Center

as a group, may I suggest that you communicate your interests to me and I will coordinate the times and places. You are, of course, invited to communicate directly with individual interns to resolve inquiries.

Thank you for your interest in the Housing Intern Program.

Cordially yours,

E. S. Sessions

ESS:bk

Enclosures

RESOURCE DEVELOPMENT PROJECT

INTERNSHIPS

PROGRESS REPORT

SEPTEMBER 1969

SOUTHERN REGIONAL EDUCATION BOARD
130 Sixth Street, N.W.
Atlanta, Georgia 30313

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internships

PROGRESS REPORT
September 1969

Introduction

This is an interim report recording activities through September 15, 1969 of the Resource Development Internship Programs of SREB. Now in the fourth year of operation, the Resource Development Internship Project administered or arranged 500 internships during the summer of 1969. Interns served in each of the 15 member states of SREB, involving 216 local, state and regional agencies and 123 colleges and universities.

Each internship, regardless of sponsoring agency or local assignment peculiarities, conforms generally to the basic SREB internship pattern. Internship assignments are fundamentally concerned with resource development (the development of the region's human and environmental resources) and service-learning (an integration of the accomplishment of a needed task with educational growth). Each intern is assigned a task identified by a host agency; relates to a project committee consisting of a host agency representative, a university faculty counselor and a technical advisor; is responsible for independent initiative on his project; participates in educational seminars; and prepares a final report for the host agency.

Multiple objectives of the Resource Development Project's internships effort are:

1. To give immediate manpower assistance through the work of students to economic and social development agencies.

2. To provide constructive service opportunities for students seeking to participate in the solution of social and economic problems.

3. To encourage young people to consider careers and citizen leadership roles in programs of development and to provide a pool of trained personnel for recruitment by sponsoring agencies.

4. To give students in social sciences and related studies a more relevant and meaningful education and training in the complexities of social and economic development.

5. To provide additional avenues of communication between institutions of higher learning and programs of social and economic development, in order to make the resources of the universities and colleges more accessible to the community and to relate university curriculum, teaching and research to society's needs.

Financial Support

Financial support for internships is provided primarily from federal grants supplemented by a variety of cost-sharing arrangements with local, state and regional agencies. Federal support comes from:

Coastal Plains Regional Commission
Economic Development Administration
  Office of Economic Research
  Office of Technical Assistance
Office of Economic Opportunity
  Community Action Programs
Tennessee Valley Authority
  Office of Tributary Area Development
U.S. Department of Labor
  Office of Special Manpower Programs

This year a successful effort was made to increase the number of internships through cost participation by organizations to which interns were assigned, cooperating colleges and other agencies. Funds available under federal grants were supplemented to the extent that 500 internships resulted compared to 150 in the summer of 1968 with roughly the same amount of federal grant funds. Some examples of cost-sharing are:

Mars Hill College secured funds from the local community and a foundation to expand their effort from four interns to forty.

All 17 Georgia Area Planning and Development Commissions utilized services of interns on a cost-sharing basis.

Numerous Economic Development Districts and Community Action Agencies agreed to print intern reports, pay intern travel and, in some cases, pay a portion of other direct costs.

In the City of Atlanta, extensive use was made of College Work Study Program funds supplemented by funds from the city, community service organizations and private business.

Lynchburg College developed two internship allotments into 17 actual internships by using SREB funds as seed money with most support coming from community agencies and the college.

A number of colleges provided faculty counselors at reduced cost or no cost.

Institutional Impact Focus

Concentrated programs have been initiated in the states of North Carolina and Georgia, and in the City of Atlanta in an effort to build models for coordinated internships on a statewide and metropolitan area basis. These models allow for expanded internship programs utilizing greater local

resources and building a capacity to operate large numbers of internships through a decentralized system.

North Carolina - The North Carolina Department of Administration, with SREB assistance, has established a Resource Development Office as a demonstration effort within state government. Miss Janis Somerville was appointed director of this office in April, 1969. One hundred internships have been arranged, involving 52 agencies and 21 colleges and universities. Special areas of concentrated development are:

a. Mars Hill College - An educational institution model that has successfully developed service-learning as an integral part of the academic process through a Community Development Institute. SREB assisted with supportive funds. 40 interns appointed--seven worked with economic development problems, 19 with community action efforts, 2 with ARC districts and 11 with other community organizations.

b. Charlotte - Twenty students involved in variety of public agency internships enrolled in an urban development educational seminar for academic credit through the University of North Carolina at Charlotte.

c. Appalachian Region - Seven interns supported through direct grants from ARC to assist in research projects in ARC districts.

d. Minority Planners - Twenty students are to be involved in a HUD and state government financed program to involve minority students in planning and to open this profession to them as a career area for their continued education and participation.

Georgia (excluding Atlanta) - The multi-county planning and development districts in Georgia were used as the basic administrative unit for all interns regardless of the organizations in which they were placed.

Each Area Planning and Development Commission in Georgia was assigned at least one intern. Four Community Action Agencies hosted interns. Several cities and counties sponsored interns. Two TVA interns and four each supported by the Appalachian Regional Commission and Public Health Service were included in Georgia program. The total number of interns in Georgia outside of Atlanta was 79.

Atlanta - In Atlanta, SREB is cooperating with the City of Atlanta, area colleges, Atlanta businesses, community organizations, VISTA and foundations in developing an Atlanta Urban Corps. 220 students served with 15 city departments and 35 non-profit developmental-service organizations during the summer. About half of the Urban Corps' interns were funded in part through the College Work Study Program. Students participated in special seminars on community development and urban problems.

The Atlanta Service-Learning Conference was organized in June to explore the implications of the service-learning concept for both education and community. It seeks to define the elements necessary for a successful program, and to assist in the development of a program in the Atlanta area to serve as a model for similar programs in other urban centers. SREB, along with the City of Atlanta, the Atlanta Urban Corps, Economic Opportunity Atlanta, the colleges and universities of Atlanta, DHEW Regional Office, VISTA and the Regional Peace Corps office, is providing a sponsorship base for the Conference. Meetings have been held in July and September with others planned for October, November and December. U.S. Commissioner of Education, James E. Allen, Jr., highlighted the first Conference session.

Minority Emphasis

Twenty-eight percent of the summer 1969 internship appointees are minority group members. Students eligible for College Work Study Funds were appointed in Virginia, West Virginia, North Carolina and Georgia. The majority of Atlanta Urban Corps participants were funded through the College Work Study Program, insuring a strong involvement of economically disadvantaged students in the total program.

Seminars

Orientation seminars for interns and project committee members were conducted by SREB staff during May and June in the following cities: Jackson, Mississippi; Blackburg, Virginia; Lynchburg, Virginia; Columbia, South Carolina; Richmond, Virginia; Baltimore, Maryland; Little Rock, Arkansas; Alexandria, Louisiana; Mars Hill, North Carolina; Athens, Georgia; Valdosta, Georgia; Carrollton, Georgia; Atlanta, Georgia; and Lexington, Kentucky.

Educational seminars for interns were conducted by SREB in July and August in Atlanta (July 13-14), Savannah (July 20-21), New Orleans (July 25-26), Washington (August 3-5) and Nashville (August 8-9). These seminars provided interns opportunities to explore major developmental and educational issues. Each seminar included a representative group of 20-25 interns in terms of project subject, agency sponsorship, student background and academic major field.

In the program impact areas, educational seminars were also arranged. Regional seminars were conducted by the North Carolina Resource Development Project staff at Western Carolina University and East Carolina University. Regional seminars were developed by faculty representatives and SREB staff at the University of Georgia, Valdosta State College and West Georgia College. A series of educational seminars were conducted with the Atlanta Urban Corps interns by the six member educational staff of the Urban Corps. Lynchburg College and the University of North Carolina at Charlotte conducted a regularly scheduled seminar program for academic credit for interns in their areas.

Staff Resources

To augment the three member Resource Development Project staff of SREB, field staff arrangements were negotiated with five students and five individuals to assist with program development, operation and evaluation. They are:

Dave Booher, graduate student, Tulane - Field work in Miss. and La.
Russ Caldwell, student, Ga. State University - Field work in Georgia
Don Eberly, National Service Secretariat - Atlanta, West Va., and Md.
Katherine Griggs, Research Consultant - South Carolina
Anders Kaufmann, Clemson University professor - Housing Specialist
Jim Irwin, Ga. Municipal Assoc. - Field work in Georgia
Tom Manley, Harvard Law School - Field staff in North Carolina
Tim Ryles, Ga. State University professor - DOL student manpower project
Margaret Smith, Research Consultant - DOL student manpower project
Sam Williams, Ga. Institute of Technology and Harvard Business School - Atlanta Urban Corps Director

Evaluation

Evaluation activities are currently being carried out, with interns and all committee participants submitting evaluation reports.

Separate evaluation studies are being conducted by the North Carolina Resource Development Project, the Atlanta Urban Corps and the Lynchburg College Program.

Attachments

Attached is a compendium listing all 1969 summer interns by state and agency sponsorship. Project location and title, university participation and project committee members for internships administered directly by SREB are also included.

SOUTHERN REGIONAL EDUCATION BOARD
RESOURCE DEVELOPMENT INTERNSHIP PROGRAM

SUMMER 1969

Sponsored By

Coastal Plains Regional Commission

Economic Development Administration
Office of Economic Research
Office of Technical Assistance

Office of Economic Opportunity
Community Action Program

Tennessee Valley Authority
Tributary Area Development

U.S. Department of Labor
Office of Special Manpower Programs

Several federal, state, regional and local agencies who cooperated through cost-sharing agreements.

Conducted By

SREB Resource Development Project

In Cooperation With

Atlanta Urban Corps
North Carolina Resource Development Project

SOUTHERN REGIONAL EDUCATION BOARD, 130 Sixth Street, N. W., Atlanta, Georgia 30313

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

ALABAMA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
OFFICE OF ECONOMIC OPPORTUNITY		
Daniel L. Buck (U) Troy State College June 23	"Housing Study" Organized Community Action Program, Inc. Troy	**G. Schroeder
James Langlois (G) Auburn University June 9	"Urban and Rural Housing Development Program" Dallas-Selma Economic Opportunity Board Selma	*C. Van Landingham **J. Knight
Thomas Lowery (G) Birmingham Southern Coll. June 23	"Housing Research Planning & Development" Eleventh Area OEO Clanton	**B. Mullins I. Byrd O. Millender
TENNESSEE VALLEY AUTHORITY		
Michael Willis (U) Florence State College June 2	"The Rose Trail Development Project" Bear Creek Watershed Assoc. Red Bay	*H. Allen **J. Burns B. Miller

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

ARKANSAS - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
Charles Ford (U) Arkansas College June 30	"Financial Capability Study of North Central Arkansas EDD Cities" North Central Arkansas EDD Batesville	*J. Balch **M. McElmurry G. Burton C. Delagdo
Kenneth Pate (U) University of Arkansas June 9	"Housing Study for Van Buren-Alma Area" Arkoma Regional Planning Commission Ft. Smith	*W. Bonner **C. Scheck J. Bradley
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Technical Assistance		
William King (U) Arkansas A & M June 16	"Industrial Development Potentials" Southeast Arkansas EDD Pine Bluff	*J. Cathey **W. Adams

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

FLORIDA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
Gary Gore (G) Florida State Univ. June 9	"An Inventory of Natural Resources in Gulf County" Northwest Fla. Dev. Council Bonifay	*B. Vanderhill *W. Brueckheimer **T. Walker F. Holland
OFFICE OF ECONOMIC OPPORTUNITY		
Jerry G. Holt (G) Florida State Univ. June 16	"Area Housing Study" Gadsden County Community Action Quincy	*B. Vanderhill **W. Miller
Alga Hope, Jr. (U) Florida A & M June 16	"The Governor's Statewide Student Concern Program" Division Economic Opportunity Tallahassee	*C. Smith **L. Clowers A. Lotz
Alice Swilley (U) Florida A & M June 23	"Fair Housing Information Survey" Economic Opportunity Program Miami	**P. Wyche J. Johnson L. Clowers

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

GEORGIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Host Organization Project Subject Project Location	Committee Members (*Counselor) (**Chairman)
ALTAMAHA AREA PLANNING AND DEVELOPMENT COMMISSION		
Susan Majors (U) Georgia Southern College June 9	"Organizing Volunteer Efforts" Altamaha Area Community Action Agency Reidsville	*M. Williamson **A. Harrison
Joyce Purdom (U) Georgia State College June 16	"Business License Study" Altamaha Area APDC Baxley	*J. Kushner **J. Bange
Steve Purdom (G) Emory University June 16	"Ground Water Survey" Altamaha Area APDC Baxley	*J. Kushner **J. Bange
ATLANTA REGIONAL METROPOLITAN PLANNING COMMISSION		
Judith Bagby (U) University of Georgia June 16	"Public Relation and Police Recruitment" Metropolitan Atlanta Council of Local Governments Atlanta	**W. Moore
Glen Irwin (G) University of Tennessee June 16	"Truck Driver Training in Metropolitan Atlanta" Metropolitan Atlanta Council of Governments Atlanta	**W. Moore
Oscar Fowler (G) University of Georgia June 9	"Regional Application of Nationally Administered Fiscal & Monetary Policies" Coastal Plains Regional Comm. Atlanta	*J. Padgett **J. Bohanan
John Gordon (G) University of Georgia July 7	"Douglas County: Housing Needs" Atlanta Regional Metropolitan Planning Commission Atlanta	**S. Grant

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

GEORGIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
ATLANTA REGIONAL METROPOLITAN PLANNING COMMISSION		
John Boswell (G) Robert Taylor (G) Georgia State College June 16	"Computer Application for Local and Regional Government" Georgia State Computer Center Atlanta	**W. Wells B. Smith J. Austin
Larry Williams (G) Middle Tennessee State Univ. June 9	"Regional Housing Problems" Southeastern Regional OEO Atlanta	*D. Grubbs **A. Krumlauf
CENTRAL SAVANNAH RIVER AREA PLANNING AND DEVELOPMENT COMMISSION		
Prince Hooker (U) Paine College June 9	"Housing Study" Central Savannah APDC Augusta	*H. Nix **R. Starnes
CHATTAHOOCHEE-FLINT AREA PLANNING AND DEVELOPMENT COMMISSION		
Charlene Bowen (U) West Georgia College June 16	"Housing Analysis" Chattachoochee-Flint APDC LaGrange	*E. Neal **W. Lundberg
Anthony LaCavera (G) West Georgia College June 16	"Ground Water Survey" Chattahoochee-Flint APDC LaGrange	*E. Neal **W. Lundberg
COASTAL AREA PLANNING AND DEVELOPMENT COMMISSION		
Robert Hammond (G) Edward Hanahan (U) Georgia Southern College & Valdosta State College June 9	"Proposed Coastal Marshland Development Plan" Coastal APDC Brunswick	*J. Kushner * M. Williamson **D. Maney
Roger Gregory (G) Georgia Southern College June 9	"Coastal Area Recreation Development Plan" Coastal APDC Brunswick	*M. Williamson **D. Maney
Cornell Mungin (G) Ft. Valley State College June 9	"Human Resource Development" Coastal APDC Brunswick	**D. Maney

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

GEORGIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
COASTAL AREA PLANNING AND DEVELOPMENT COMMISSION		
Franklin Odom (U) Georgia Southern College June 9	"Crime in the Streets Program" Coastal APDC Brunswick	*M. Williamson **D. Maney
John Odom (G) Emory University June 9	"Economic Industrial Development" Coastal APDC Brunswick	*M. Williamson **D. Maney
Noble Miller (U) Savannah State College June 9	"Military Needs in the Area" Coastal APDC Brunswick	*H. Anderson **D. Maney
COASTAL PLAINS AREA PLANNING AND DEVELOPMENT COMMISSION		
Margaret Crider (G) Valdosta State College June 9	"Determination of Facilities and Services Available to Industries" Coastal Plains APDC	*J. Kushner **H. Davis
John F. Mathews (U) Valdosta State College June 9	"Area Law Enforcement Study" Coastal Plains APDC Valdosta	*J. Kushner **H. Davis
COOSA VALLEY AREA PLANNING AND DEVELOPMENT COMMISSION		
Barry Davis (U) University of Georgia June 16	"Ground Water Survey" Coosa Valley APDC Rome	*C. Long **D. Orton
Linda Storey (U) University of Georgia June 16	"An Effective Planning Agency Library" Coosa Valley APDC Rome	*G. Carper **D. Orton B. Snead
Dennis Hyde (G) Berry College June 16	"Compilation & Centralization of Resource Development Data" Coosa Valley APDC Rome	*G. Carper **D. Orton G. Jepson

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

GEORGIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
COOSA VALLEY AREA PLANNING AND DEVELOPMENT COMMISSION		
Norman Skidmore (U) Berry College June 16	"Recreation Development in Adairsville" City of Adairsville	*G. Carper **M. Penfield
Charlotte Buford (U) Tuskegee Institute June 9	"Home Management Trainee" Tallatoona Community Action Agency Cartersville	**C. Griffin
Charles Cox (U) Berry College June 16	"Analysis of the Recreation Potential" WaCaDa Rome	*G. Carper **V. Jenkins T. Studstill D. Orton
GEORGIA MOUNTAINS AREA PLANNING AND DEVELOPMENT COMMISSION		
J. D. Smith, Jr. (G) University of Georgia June 9	"Model Charter & Ordiances for Small Cities" Georgia Mountains APDC Gainesville	**O. Terriberry
Gary Andrews (G) University of Georgia June 9	"Codification of County Laws in Hall County" City of Gainesville Gainesville	*L. Grout **H. Sears
Jesse B. Wray (G) University of Georgia June 9	"Uniform Record Keeping System" City of Gainesville Gainesville	*D. Law **H. Sears
Leon Fitzpatrick (G) University of Georgia June 16	"Housing Analysis" Georgia Mountains APDC Gainesville	*D. Wray **O. Terriberry
GEORGIA SOUTHERN AREA PLANNING AND DEVELOPMENT COMMISSION		
John Blackstone (U) Frank Bowen (U) Armstrong State College & Savannah State College June 16	"Model Cities Study" Georgia Southern APDC Savannah	*D. Anderson **O. Armstrong E. Martin

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Program

GEORGIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
GEORGIA SOUTHERN AREA PLANNING AND DEVELOPMENT COMMISSION		
Joseph Kelley (U) Armstrong State College June 9	"Meetings of City Council" Georgia Southern APDC Savannah	*D. Anderson **F. Walls E. Bland J. Glass
Danny Brown (U) Armstrong State College June 9	"Police Recruitment Program" Georgia Southern APDC Savannah	*D. Anderson **F. Walls A. Lee J. Glass
LOWER CHATTAHOOCHEE AREA PLANNING AND DEVELOPMENT COMMISSION		
Lewis Leonard (U) Columbus College June 16	"Police Dept. Investment Analysis" Lower Chattahoochee APDC Columbus	*D. Amundson **R. Allen
Gilbert Murrah (U) Columbus College June 16	"Fire Department Investment Analysis" Lower Chattahoochee APDC Columbus	*D. Amundson **R. Allen
Donna Mull (U) University of Georgia June 16	"Family Planning" Lower Chattahoochee Community Action Agency Columbus	*D. Hobbs **V. Barfield
MIDDLE-FLINT AREA PLANNING AND DEVELOPMENT COMMISSION		
William Erwin (G) Michael E. Moore (G) Fred McGinty (U) Valdosta State College & University of Georgia June 9	"Ad-Valorem Tax" City of Cordele	*J. Kushner **M. Finn
Joel Kaartunen (G) William McLeod (U) Georgia Southwestern College & University of Georgia June 16	"Model Zoning Ordinance" Middle-Flint APDC Ellaville	*H. Schretter **C. Shih

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

GEORGIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
MIDDLE-FLINT AREA PLANNING AND DEVELOPMENT COMMISSION		
William Spell (U) University of Georgia June 9	"Scenic Road Survey" Middle-Flint APDC Ellaville	*J. Waters **F. Moore R. Hill B. Trussel
MIDDLE GEORGIA AREA PLANNING AND DEVELOPMENT COMMISSION		
Don Harper (G) University of Georgia June 16	"Program Coordination" Middle Georgia APDC Macon	*S. King **T. Linder
William Wells (U) Walter Georgia Law School June 16	"Crime Study" Middle Georgia APDC Macon	*J. Morgan **T. Linder
Wallace Brittain (G) University of Georgia June 9	"Community Planning Analysis" City of Macon	*J. Champlin **M. Lockwood G. Graves D. McAlister
Carl Thornton (U) Valdosta State College June 16	"Vehicle Control Report" City of Macon	*J. Kushner **D. Leggett B. Wiekle R. Thompson
NORTHEAST GEORGIA AREA PLANNING AND DEVELOPMENT COMMISSION		
Parnell Odom (G) University of Georgia June 9	"Juvenile Delinquency" Northeast Georgia APDC Athens	*D. Brewer **B. Foster
Prentice Knight (G) University of Georgia June 9	"Mobile Home Study" Northeast Georgia APDC Athens	*H. Schretter **B. Sparer
John Dickerson (G) University of Georgia June 9	"Governmental Organization and Services Analysis-Cities" Northeast Georgia APDC Athens	*P. Hirsch **M. Gresham
Monika Schaaf (G) University of Georgia June 16	"Head Start Program" Action, Inc. Athens	*H. Nix **L. Montgomery

GEORGIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
NORTHEAST GEORGIA AREA PLANNING AND DEVELOPMENT COMMISSION		
John Hicks (G) University of Georgia June 19	"Governmental Organization and Service Analysis-Counties" Northeast Georgia APDC Athens	*P. Hirsch **M. Gresham
Dick Kleckner (G) University of Georgia June 9	"Soil Bank Land Use" Northeast Georgia APDC Athens	*M. Pronty **M. Gresham
Albert J. Timmons (G) University of Georgia July 14	"Comprehensive Health Planning Study" Northeast Georgia APDC Athens	*H. Bronfine **B. Sparer
James Gladden (G) University of Georgia June 9	"Planing Computerized Data Control System" Athens-Clark Planning Commission Athens	*R. Sellers **J. Epling
Brian Boniface (G) University of Georgia June 9	"Commercial Systems Analysis" Athens-Clark Planning Commission Athens	*J. Fleming **J. Epling
Benny Hodges (G) University of Georgia June 9	"Housing Analysis" Northeast Ga. APDC Athens	*G. Cornog **B. Sparer
OCONEE AREA PLANNING AND DEVELOPMENT COMMISSION		
Charles Hughes (U) University of Georgia June 16	"Recreation" Oconee APDC Milledgeville	**B. Martin
SLASH PINE AREA PLANNING AND DEVELOPMENT COMMISSION		
Robert Brown (G) Georgia Southern College June 9	"Tourism Promotional Program" Slash Pine APDC Waycross	*M. Williamson **M. Harral
Richard Burton (U) Georgia Southern College June 9	"Capital Improvement Needs" Slash Pine APDC Waycross	*M. Williamson **P. Koos

GEORGIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
SLASH PINE AREA PLANNING AND DEVELOPMENT COMMISSION		
David Cavender (G) Georgia Southern College June 9	"Sawanee River Recreation Study" Slash Pine APDC Waycross	*J. Champlin **M. Harral
Raymonde Cannon (U) University of Georgia June 9	"Satilla River Recreation Study" Slash Pine APDC Waycross	*J. Champlin **M. Hay
UPPER HIAWASSEE DEVELOPMENT ASSOCIATION		
Marvin Barnes (U) University of Georgia June 16	"Feeder Pig Study" Upper Hiawassee Dev. Assoc. Blue Ridge	*E. Brown **J. Bennett J. Free C. Russell
SOUTHWEST GEORGIA AREA PLANNING AND DEVELOPMENT COMMISSION		
Ronny Gilliard (G) Valdosta State College June 16	"Ground Water Survey" Southwest Ga. APDC Camilla	*J. Kushner **W. Moore C. Underwood

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

GEORGIA - Academic Year and Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Project Location Host Organization	Committee Members
U.S. DEPARTMENT OF LABOR		
Thomas Affleck (PT-U) Emory University April 14	"Off-Campus Activities at Emory University" Atlanta Urban Corps Atlanta	T. Ryles S. Williams L. Bowman
Charles L. Coarsey (PT-U) Georgia Institute of Tech. April 21	"Off-Campus Activities at Georgia Tech" Atlanta Urban Corps Atlanta	T. Ryles S. Williams W. Bloom
William F. Gee (PT-U) Morris Brown College April 14	"Off-Campus Activities at Morris Brown College" Atlanta Urban Corps Atlanta	T. Ryles S. Williams
Catherine Hynes (PT-U) Georgia State College April 14	"Off-Campus Activities at Georgia State College" Atlanta Urban Corps Atlanta	T. Ryles S. Williams J. Maddox
Joseph Menez (PT-U) Oglethorpe University April 14	"Off-Campus Activities at Oglethorpe University" Atlanta Urban Corps Atlanta	T. Ryles S. Williams
Marlene Rounds (G) Atlanta University April 14	"Assist in the Survey of Student Manpower Utilization and Potential" Atlanta	T. Ryles A. Truitt G. Pressley W. Norwood
Martha Simmons (PT-U) Clark College April 14	"Off-Campus Activities at Clark College Atlanta Urban Corps Atlanta	T. Ryles S. Williams M. Channin
Teia Sinkfield (PT-U) Spelman College April 14	"Off-Campus Activities at Spelman College Atlanta Urban Corps Atlanta	T. Ryles S. Williams

GEORGIA - Academic Year and Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members
DEPARTMENT OF LABOR		
Francis Stewart, Jr. (U) Georgia State College April 14	"Off-Campus Activities at Georgia State College" Atlanta Urban Corps Atlanta	T. Ryles J. Cox J. Schmitt
Tara Swartsel (PT-G) Agnes Scott College April 14	"Off-Campus Activities at Agnes Scott College" Atlanta Urban Corps Atlanta	W. Alston S. Williams
Douglas Haire (U) Gail Zauderer (U) Georgia State College & Agnes Scott College April 14	"Assist in the Survey of Student Manpower Utilization and Potential" Atlanta	T. Ryles K. Whittemore M. Smith

GEORGIA/SREB INTERNSHIP PROGRAM

ATLANTA URBAN CORPS-Summer 1969

The Atlanta Urban Corps appointed 220 students to full-time internships during the summer with 15 city and 35 private non-profit organizations in Atlanta. Most Urban Corps members are funded on the basis of 80% from the federal College Work-Study Program and 20% from the employing agency. SREB under grants from the Economic Development Administration, Office of Economic Opportunity and Department of Labor is providing support along with the City of Atlanta, Atlanta businessmen, VISTA and foundations to cover administrative costs and stipends for interns not eligible for the Work-Study Program. The Atlanta Urban Corps will continue on a part-time basis during the academic school year.

Linda Alexander
Melvin Almond, Jr.
Rudine Arnold
Phyllis Atkins
Burnley Bainbridge
Stanley Ball
Edwin M. Barrett
Franklin Benfield
Manie Berk
Solomon Berry
Macey Best
Katheryn Betsill
Jacqueline Blackwell
Walter Bloom
Marianne T. Boder
Carol Bonner
Truly Bracker
Regina Brackston
Jane Bridges
Charles Brown
Elizabeth Brown
Lucille Brown
Robert Brown
James M. Bruce, Jr.
Sally Cantor
Raines Carroll
Charles Caskey
Steve Chandler
Roosevelt Childress
Charles M. Choice
Dan Christenberry
Nancy M. Cocoran
Margie Cohen
Walter Collier
Richard Combes
Brenda Comer
Diane Cousinea
Tom Cuffie
Careatha Daniels
Mary Daniels
Calvin Davis
Sylvia Dawson
Carolis Deal
Sarah Dennard
Pamela Dozier
Daniel Dragalin
Walter Driver
Peggy Durrah
James Elman
Sarah Erlick
Mary Fagan
Tom Fleming
Joanne Flemister
Frances Flowers
Michael D. Floyd
Mary Freeman
Graneze Fretwell
Morris Friedman
Robert Friend
Beverly Gaither
Frank Goodson
Mary Ellen Gordon
Beverly Grimes
Alice Hamilton
Mary Hampton
David Hanley
David Harvey
Katheryn Hatcher
Tony Hatcher
Charles Haynes
Rose Haywood
Ernest Henderson
Janice Herring
Dorothy Hicks
Iris Hightower
Freddye Hill
Joseph Hill
Elizabeth Hillbrath
Barbara Holland
Michael Holland
Joan Hollenbach
John Hotard
Jerry Howard
Lydia Howard
Mostaffa Howeedy
Dorothy Humphrey
Tom Hunt
Joanne Ingle
Norma Ingram
Martha Irby
Tommy Isaac
Margaret Jaccino
Delores James
Rudolph Jefferson
Alvin Keck
Bill Kemp
Arlan Kennedy
Kathleen Kennedy
Lloyd Keys
Steve Kiemele
John King
Ria Kirshstein
Cynthia Knight
Maureen Kreger
Jidith E. Lange
Stephen Lester
Diane Lewis
Cathleen Liang
Susie Lindsay
Arthur Lucas
Andrea Luce
Gordon Lurie
Robert Lynes
Marvin Mangrum
John Mann
Jon Martin
Ralph Martin
Jenifer Mauldin
Anna Mayeaux
Emmet McCord
Fred McCord
Albertine McCrery
Chester McElroy

Patricia McLaughlin
Eddie McMichael
Joseph R. Menez
Allan Miller
Bill Millkey
Sandra Mincey
Addie J. Mitchell
Jessie Moore
Madie Moore
James Mulligan
George Myles
Carmeneita Myrick
Harold R. Nash
Helen Newman
Nancy Ann Norbert
Shirely Owens
Richard Padgett
Bill Patterson
Delbert K. Paul
Belinda Pennington
Betty Peters
John Petzelt
Susan Pickard
Sanford Prater
Bessie Quillens
Rubye Render
Gene Roberts
Charlotte Robinson
Linda Robinson
Russell Rucker
Loyd Sanders
Valerie Scalera
Leon Scandrick
Leroy Schild
James Searcey
Michele Silberstein
Carol Simmons
Martha Simmons
Ruth Simmons
Patricia Simms
Teia Sinkfield
Deborah Small
Christine Smith
Virginia Smith
Janis Snider
Tom G. Snider
Bartow Snooks

Valinda Spalding
Jim Spence
Paul Stansbury
Julius Stephens
Susan Stroghert
Mary Strozier
Michael Stublefield
Evans Stuldivant
Charles Thomas
Jerry Thompson
Constance Thurmond
Larry Tillie
Valerie Tomlinson
Randall Toney, Jr.
Bill Travis
Sally Tucker
John Tumlin
Donna Turner
James T. Uffelman
Arthur Von Keller
John Waggener
John D. Walsh
Eloise Warner
Carol Watkins
Patricia Watkins
Paula Whatley
Coloria Wheeler
Elizabeth Whigham
Ben White
James Wilcox
Rosalind Williams
Olivia Williamson
James Wilson
Susan Windom
Mike Winston
Eulis Witcher
Gary Wood
Mary Woodward
Dorothy Wright
Carolyn York
Kytle Frye
Babs Kalvelage
Melinda Lawrence

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

KENTUCKY - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
Pat Bear (U) Ruby Opell (U) Morehead State Univ. June 9	"Survey of Recreational Potential in Boyd, Greenup and Carter Counties" FIVCO Area Development Council Catlettsburg	*R. Chaney **D. Salisbury J. Garthee L. McCubbin
George Carnahan (U) Paul Mullins (U) University of Kentucky & Alice Lloyd College May 19	"Youth Involvement in the Community Development Process" Kentucky River EDD Hazard	*R. Clark **M. Holliday B. Bailey
Loren Kramer (G) July 2	"Survey of Settlement School Centers in Appalachia" Association of Settlement Schools Pine Mountain	**J. Ramsay B. Rogers
Bonnie S. West (G) Pikeville College June 9	"Pikeville Model City Adult Education Survey" Big Sandy Development Council Prestonsburg	***R. Comfort J. McCauley G. Ball H. Smith
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Technical Assistance		
William Bennett (G) Western Kentucky Univ. June 16	"Survey of Industries in the Barren River Development District" Barren River Development District Bowling Green	*V. Martin **J. Ferren H. Huffman
OFFICE OF ECONOMIC OPPORTUNITY		
Gordon Chavers (G) Lawrence Webster (G) University of Kentucky May 19	"Current Kentucky Compensation and Welfare Relief Facts Regarding Industrial Respiratorial Disability" Kentucky Program Development Office Frankfort	*R. Viles **L. Frazer R. Metry F. Karem

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

LOUISIANA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
David Booher (G) Tulane University May 26	"Feasibility Study for RDP Internships in Mississippi and La."	
R. Lynn Crowell (G) Northeast La. State June 2	"An Integrated Plan to Fully Develop the Human Resources with Reference to Training, Education and Placement of Displaced Agricultural Workers" North Delta EDD Monroe	*C. Bettinger **J. Nix J. Peterson J. Gravelle
Odies Ferrell (G) Louisiana State Univ. June 9	"Annotated Bibliography of Studies Related to Economic Development in La., 1959-1969" Louisiana Dept. of Commerce Baton Rouge	*T. Greer **C. Breaux C. Harvey C. Smith
Donald Kirsopp (G) Louisiana State Univ. June 2	"Product Line Expansion in the Chemical Industry Along the Miss. River" Louisiana Dept. of Commerce Baton Rouge	*T. Greer **C. Breaux C. Harvey C. Smith
Gene Shade (G) Louisiana State Univ. June 2	"A Housing Improvement Plan" Kisatchie-Delta EDD Alexandria	*J. Hickman **C. Baker H. Monsour
Greg Ulferts (G) Louisiana Polytechnic Univ. May 19	"Commuting & Migration Patterns of Manufacturing Employees to Development Centers" Red River EDD Shreveport	*P. Rice **F. Michaelis C. Landrum H. Aulds
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Technical Assistance		
Leo L. Kinsman (G) University of S.W. La. June 2	"Industrial Parks: Locational Survey and Development Program" Evangeline EDD Lafayette	*R. Chrisler **L. Girouard B. Bonnette P. Killeen

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

MARYLAND - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
OFFICE OF ECONOMIC OPPORTUNITY		
Winfred Cottman (U) Maryland State College June 16	"Transportation" SHORE UP!, Inc. Salisbury	*W. Nelson **S. Wilson C. Hughes F. Corbin
Joann Hansen (G) University of Maryland June 9	"Parole Revocation: Problems, Process and Opinions" Maryland State OEO Baltimore	*E. Kahn **L. Garvey E. Smith D. Mason
Roy E. Owens (U) Morgan State College June 16	"Evaluation of Participants in Department of Correctional Services Work Release Program" Maryland State Dept. of Correctional Services Baltimore	*P. Mitchell **M. Levine D. Barry G. Fitzgibbon

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

MISSISSIPPI - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
Joseph Fairchild (U) Gilbert Scott (G) Univ. Southern Miss. June 9	"Manpower Profile" Southern Mississippi EDD Hattiesburg	*R. Hatcher **L. Newcombe
Edward Jackson (G) Delta State College June 2	"Survey of Sub-standard Housing" South Delta EDD Greenville	*C. Partin **W. Merritt D. Newton
C. W. Johnson (G) University Mississippi June 9	"An Inventory and Profile of Law Enforcement" Southwest Mississippi EDD McComb	*C. Quarles ** T. Boykin R. Compton T. Byrne
Leslie Newman (G) Univ. Southern Miss. June 2	"A Follow-Up Study of Selected Students of Southwest Miss." Southwest Mississippi EDD McComb	*D. Williams **F. Oakes J. Prince B. Thames
Daniel Stroud (G) Delta State College June 9	"Survey of Housing Needs in Response to Possible Industrial Development" North Delta EDD Clarksdale	*W. Thompson **E. Thomas B. McMillian S. Moloney
Jimmie Wilson (U) Miss. State University June 16	"Industrial Parks and Related Procedures of Attracting Industry to Communities" East Central EDD Newton	*D. Daniels **C. Crowe A. Gatlin D. Williams
OFFICE OF ECONOMIC OPPORTUNITY		
John Lilly (G) University Mississippi June 2	"A Survey to Determine the Current Degree of Poverty in Rural Lee County, Miss." Lift, Inc. Tupelo	*M. Williams **J. Young H. Rutherford J. McDaniel

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

MISSISSIPPI - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
OFFICE OF ECONOMIC OPPORTUNITY		
Lillie Hardy (G) Jackson State College June 9	"Housing Needs and Opportunities" Community Services Assoc. Jackson	*D. Bass *K. Mosley **E. Lipscomb H. Worley
Arthur Shelton (U) Jackson State College June 9	"Low Income Housing Study" Lauderdale Economic Assistance Program Meridian	*D. Bass *K. Mosley **O. Clark J. Gardner
TENNESSEE VALLEY AUTHORITY		
Martha Howard (U) Florence State College June 2	"Industrial Skill Survey" Yellow Creek Watershed Assoc. Iuka	*H. Allen **W. Hamilton R. Carnathan

NORTH CAROLINA/SREB INTERNSHIP PROGRAM

SUMMER 1969

In March of 1969, the North Carolina Department of Administration and the Southern Regional Education Board agreed to cooperate in the continuing and expanding internships in resource development in North Carolina. One hundred interns from 20 colleges and universities have been appointed to work with 52 agencies concerned with resource development. Forty counselors from 19 colleges and universities have been appointed.

Thomas Baucom
William Biggers
Ella Bowe
Robert Brantley
Clement Brown
Stafford Bullock
Grosvenor Burnett
Mary Ellen Butler
Catherine Campbell
Roger Carrick
Tim Collins
Virginia Craft
Carolyn Crawley
Robert Cummins
James Cuthbertson
Marsha Davis
William Drake
Noel Dunnivant
Wayne Esson
James Evans
Adrian Fleishmann
Harold Frierson
William Gamison
Buck Goldstein
Dick Gregory
W. T. Hall
Linda Harris
Renna Harvey
Cathan Haskins
Chester Hoag
Cathy Idol
Shirley Jackson
Gayle Jones
John Kirby
William Lindstrom
Pat Matus
Ann Miller
James Miller
Pat Morris
Richard Newley
David Penland
Phil Prasse
Elizabeth Rathbone
Ralph Rice
Mike Smith
Hugh Snyder
John Speers
Linda Taylor
Robert Thonen
Grady Tripp
James Van Arsdale
William Webb
Allan Wentz
Reggie Whitley

MARS HILL COLLEGE PROGRAM

Linda Baldwin
Gaither Baumgardner
Cathy Bowen
Linda Briggs
Greg Caldwell
Ann Celey
Tommy Coates
Nancy Collis
Andy Crenshaw
Bob Drake
Eleanor Duckett
Jean Dunn
Jim Elens
Vicki Freeman
Jim Healy
Ida Hearna
Bob Henley
Dean Hicks
Steve Hinson
Pat Horton
Bill Kenney
Joan Leich

SUMMER 1969

Tim Ozog
Paul Pinkston
Harry Quiett
Audrey Ray
Danny Ray
Ralph Rice
Peggy Roach
Tom Roth
Emily Sanders
Paul Sholar
Cathy Serota
Butch Townsend
Marsha Walker
Garland Williams
Roger Williams
Janet Whisnant

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

OKLAHOMA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Member (*Counselor) (**Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
Wynema C. Austin (G) Eastern Okla. State College June 2	"Survey of Demand for Vocational & Technical Education in Southeast Okla." Kiamichi Economic Development District Wilburton	*R. Keck **P. Tomlinson W. Garrett
Retha C. Bates (U) East Central State College June 2	"Survey of Public Facility Needs" Southern Okla. Dev. Assoc. Ardmore	*D. Harris **J. Gigoux O. Boehler W. Young
Lawrence A. Wood (U) University of Oklahoma June 2	"Involvement of County Boards of Health" Southern Okla. Dev. Assoc. Ardmore	*J. Wood **J. Gigoux T. Throckmorton
David Simpson (G) Bob Tomlinson (G) Oklahoma State University June 9	"Preliminary Public Information System Analysis" Central Oklahoma EDD Shawnee	*R. Saunders **E. Price J. Bose
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Technical Assistance		
Darrel Johnson (G) Eastern Okla. State College June 2	"Survey of Available Skills Training in a Disadvantaged Region" Kiamichi EDD Wilburton	*R. Keck **P. Tomlinson W. Garrett

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

SOUTH CAROLINA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
James A. Goode (U) South Carolina State Coll. June 2	"Industrial & Technical Manpower Resources" S.C. State Development Board Columbia	*M. Adams **C. Watson M. Smurthwaite G. Winn
Edward Powers (G) Univ. South Carolina June 2	"Marketing Services for Business & Industry" S. C. State Development Board Columbia	*W. Thomas **C. Watson M. Smurthwaite G. Winn
Joel T. Kelly, II (G) Univ. South Carolina June 9	"Regional Application of Nationally Administered Fiscal & Monetary Policies" Coastal Plains Regional Comm. Columbia	*C. Edwards **A. Flora R. Collins
Mary McGill (G) Ray N. Stevens (U) S. C. State College and Univ. South Carolina June 2	"Establishment of Comprehensive Health Planning Agencies" Lower Savannah Reg. Planning & Dev. Commission Aiken	*M. Adams *E. Towler **J. Gunnells
J. Marshall Ridlehoover (U) Lander College June 2	"Administrative Assistant" Upper Savannah Dev. District Greenwood	*D. Wheeler **D. Mackey T. Holland
OFFICE OF ECONOMIC OPPORTUNITY		
Clary K. Butler (U) South Carolina State Coll. June 2	"Grassroots Planning" Sumter County OEO Sumter	*M. Adams **M. Moyer D. Norman
Raymond Huff (U) Clemson University June 9	"Housing Needs of Low Income Families" Charleston County OEO Charleston	*A. Kaufmann **C. Campbell J. Clyborn
H. Steven Johnson (U) Clemson University June 9	"Citizen Participation in Low Income Housing Programs: A Model for Development" Greenville County Council for Community Action Greenville	*A. Kaufmann **W. Loggins G. Rowland

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

TENNESSEE - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Project Location Host Organization	Committee Members (*Counselor) (** Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
David R. Brown (G) Dorothy Bennett (G) University of Tennessee June 9	"Existing and Forecasted Employment in Selected Service Occupations" Training and Technology Project Oak Ridge Associated Universities Oak Ridge	*D. Towne **R. Freeman O. Corry E. Phillips
James M. Jacobs (U) Middle Tenn. State Univ. June 9	"Housing Study of the Mid-Cumberland Region" Mid-Cumberland Council of Governments Nashville	*D. Grubbs **E. Jennings C. Edwards
Thomas Ledford (U) Middle Tenn. State Univ. June 9	"Student Manpower in State Agencies" Office of Urban & Federal Affairs Nashville	*D. Grubbs **W. Lambert
Robert Overman (G) University of Tenn. June 9	"Development of Recruitment Program for Service Occupations" Training & Technology Project Oak Ridge Associated Universities Oak Ridge	*M. Gordon **H. Hylton W. Wilson
Lawrence Turner (G) Memphis State University June 23	"Government Organization & Structure" Miss.-Ark.-Tenn. Council of Governments Memphis	*T. Depperschmidt **N. Smith
Philip Nacke (G) University of Tenn. June 16	"Rural County Government" East Tenn. Development Dist. Knoxville	*O. Stephens **R. Freeman W. Garrett T. McDonald
OFFICE OF ECONOMIC OPPORTUNITY		
James Caldwell (G) Memphis State Univ. June 9	"Self-Help Housing & Building Skill Training" Lauderdale-Crockett OEO Ripley	*P. Shaw **L. Moore

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

TENNESSEE - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
OFFICE OF ECONOMIC OPPORTUNITY		
William Collins, Jr. (G) University of Tenn. June 9	"Identification of Potential Training Programs for Service Occupations" Oak Ridge Assoc. Universities Training & Technology Dept. Oak Ridge	*M. Gordon **W. Wilson L. Ross
Mary Morgan (G) Austin Peay State Univ. June 2	"Comprehensive Health Study" Highland Rim Economic Corp. Erin	*E. Cobb **W. Logue E. Cutter
John Richardson (G) Southwestern University June 16	"Area Housing Study" War on Poverty-Memphis-Shelty Cty. Memphis	*P. Shaw **W. Butler C. Tuck H. Holt
TENNESSEE VALLEY AUTHORITY		
Don F. Coleman (U) Larry King (U) Middle Tenn. State Univ. & Knoxville College June 9	"Inventory of Existing Training Programs for Service Occupations" Training & Technology Project Oak Ridge Associated Universities Oak Ridge	*D. Towne *D. Grubbs **J. Farley O. Corry
Harold Brock (G) Florence State University June 16	"Recreation in Pulaski, Tenn." Elk River Development Assoc. Fayetteville	*H. Allen **K. Smith R. Mitchell
Paul Helbert (G) East Tenn. State Univ. June 16	"Needs & Opportunities for Improvement of Public Services" Clinch-Powell River Valley Assoc. New Tazewell	*R. Honea **H. Rowe
Paul Smith (U) Tenn. Wesleyan College June 30	"Presentation of Solid Waste Problem to Civic & Community Groups" Lower Hiwassee River Watershed Athens	*A. Mitchell **W. Brakebill N. Jackson T. Ramke

TEXAS - Summer 1969

ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Technical Assistance		
Jose Silva (G) University of Texas June 9	"Economic Assistance" Colonias Del Valle San Juan	*F. Sturdivant **N. Blanton R. de LaCruz

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

VIRGINIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
DeLois McMichael (G) Vernon Swartsel (G) Saint Paul's College and University of Virginia July 14 July 28	"Out-Migration" Brunswick County Regional Planning and Development Commission Lawrenceville	*T. Bergin *W. Packer **R. Baker D. Carr
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Technical Assistance		
Effie Y. Lewis (G) Salisbury State College June 16	"A Community Profile" Exmore Chamber of Commerce Exmore	*W. Wroten **H. Walker A. Fleming
Harold McGlothlin (U) Berea College June 9	"Business Expansion Survey" Cumberland Plateau Economic Development District Lebanon	*M. Bird **C. Yates A. Chafin B. Sykes
OFFICE OF ECONOMIC OPPORTUNITY		
Kent Christison (G) University of Virginia June 9	"Planning Statewide Resource Development Internship Program for Virginia" State of Virginia OEO Richmond	***M. Willrich G. Jenkins W. Elwood H. McGee
Johnny W. Greer (U) Southwest Va. Comm. College June 16	"Self-Help Home Improvement & Building Program" Mountain Housing Corp. Clintwood	*M. Bird **C. Ahrens W. Carter

LYNCHBURG COLLEGE/SREB INTERNSHIP PROGRAM

(SREB arranged with Lynchburg College the experimental development of internships using the College as the base of operation. The College agreed to arrange 12 internships; however, was able to arrange 17. All internships are in Lynchburg unless noted.)

Stephen Brill (G) Lynchburg College June 16	"Economic Analysis of Central Business District and Neighborhood" Office of the City Planner	*N. Berry **G. Scott

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

LYNCHBURG COLLEGE/SREB INTERNSHIP PROGRAM

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
Charlene Cobbins (U) Lynchburg College June 16	"Case Work: Dependent Children" Office of Public Welfare	*P. Richardson **C. Hunsaker
David Edwards (U) Lynchburg College June 16	"Coordination-SREB Summer Intern Program" Research Center Lynchburg College	*N. Berry **G. Leigh
Faye Fuller (U) Lynchburg College June 16	"Policies of City Agencies: Proposals for Uniformity" Office of City Planner	*N. Berry **G. Scott
Carter Haymes (U) Lynchburg College June 16	"Juvenile and Domestic Relations Court" Rustburg, Virginia	*P. Richard **R. Austin
Scott Lindstrom (U) Lynchburg College June 16	"Cultural Arts in the Inner City" Community Action Group, Inc.	*A. Mendez **H. Robinson
Bernard Monroe (U) Lynchburg College June 16	"Basic Analysis for Inner-City Cluster Development" Office of the City Planner	*N. Berry **R. Berry
Lavern Shook (U) Lynchburg College June 16	"Musical Opportunities and Potential for Children of Low Income Families" Community Action Group, Inc.	**H. Robinson
Kaye Speakes (U) Lynchburg College June 16	"Cultural Opportunities Enhancement in CAA Target Areas" Community Action Group, Inc.	*P. Richardson **H. Robinson
Regina Sturgill (U) Lynchburg College June 16	"Correlation Between a Foster Child's Background and His Adjustment in a Foster Home." Office of Public Welfare	*P. Richardson **C. Hunsaker
Robert Tate (U) Lynchburg College June 16	"Survey of CAP and NYC Programs: Their Reception and Effectiveness" Community Action Group, Inc.	*N. Berry **H. Robinson

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

LYNCHBURG COLLEGE SREB INTERNSHIP PROGRAM

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
Judy Thompson (U) Lynchburg College June 16	"Evaluating Bases for Eligibility of Social Welfare Recipients" Dept. of Human Resources Arlington	*P. Richardson **F. Booth
Robert Thompson (G) Lynchburg College June 16	"Direction of Neighborhood Recreation Programs; Employing Negro Youth" Dept. of Recreation	*C. Fox **F. McKenna
George Veale (U) Lynchburg College June 16	"System Design for Employment of the Hardcore Unemployed" Central Virginia Industries	*C. Alty **E. Templeton
Virginia Weiler (U) Randolph Macon Woman's Coll. June 16	"A Study of Romance Language Teaching in the Lynchburg Public Schools Over the Past Three Years" Lynchburg Public Schools	*J. Joyner **F. Young
Sally Wildman (U) Washington University June 16	"Housing Relocation" Office of the City Planner	*N. Berry **G. Scott
Wayne Poff (U) Lynchburg College June 16	"Legal Aide Services" Office of Commonwealth's Attorney Roanoke	*N. Berry **L. Moran

SOUTHERN REGIONAL EDUCATION BOARD
Resource Development Internship Project

WEST VIRGINIA - Summer 1969

Intern Name and Status Cooperating University Starting Date	Project Subject Host Organization Project Location	Committee Members (*Counselor) (**Chairman)
ECONOMIC DEVELOPMENT ADMINISTRATION/Office of Economic Research		
Barbara Boggs (U) Kenneth Brady (U) Glenville State College June 16	"Developing the Tourist Potential" Heartland, West. Va., Inc. Heartland	*S. Hall **W. Roush R. Flint G. Breiding
Victor Budnick (U) Yale College June 9	"Community Leadership Profile" Southern West Va. EDD Bluefield	*M. Bird **T. Gannaway H. Williams B. Brown
Phil England (G) University North Carolina June 9	"EDA Project Effectiveness" Mid-Eastern Area Office Huntington	*D. Whitman **C. Oxley
OFFICE OF ECONOMIC OPPORTUNITY		
Ernest Willard (G) West Va. State College June 23	"Preparing Blacks for Government Jobs" West Va. OEO Charleston	*R. Anglin **J. Mills J. Monroe

Southern Regional Education Board
Resource Development Internship Programs
Internship Summary: Summer 1969

States	Total Interns	Sponsoring Agencies									Intern Characteristics							Agency Assignments					Total Host Agencies
		EDA-OER	EDA-OTA	OEO	OEO Housing	TVA	DOL	Coastal Plains	ARC	Other	Male	Female	White	Minority	Grad	Undergrad	CAAs	EDDs/LDDs	Gen. Dev. Assoc.	State Off.	Reg. Off.	TADS	
Alabama	4	-	-	-	3	1	-	-	-	-	4	0	4	0	2	2	3	0	0	0	0	1	4
Arkansas	3	2	1	0	-	-	-	-	-	-	3	0	3	0	0	3	0	3	0	0	0	0	3
Florida	4	1	-	1	2	-	-	-	-	-	3	1	2	2	2	2	2	1	0	1	0	0	4
Georgia	79	50	-	5	1	2	12	1	4	4	63	16	70	9	38	41	4	16	13	0	2	2	37
Kentucky	9	5	1	2	-	-	-	-	-	1	6	3	9	0	5	4	0	4	1	1	0	0	6
Louisiana	7	6	1	-	-	-	-	-	-	-	7	0	6	1	7	0	0	4	1	1	0	0	6
Maryland	3	-	-	3	-	-	-	-	-	-	2	1	2	1	1	2	0	0	1	2	0	0	3
Mississippi	11	6	-	1	2	1	-	-	-	1	9	2	9	2	7	4	3	5	0	0	0	1	9
North Carolina	100	16	-	39	-	1	-	1	7	36	71	29	84	16	10	90	8	12	28	2	1	1	52
Oklahoma	6	5	1	-	-	-	-	-	-	-	4	2	6	0	4	2	0	3	0	0	0	0	3
South Carolina	9	5	-	1	2	-	-	1	-	-	8	1	6	3	3	6	3	2	0	1	1	0	7
Tennessee	16	7	-	2	2	5	-	-	-	-	14	2	12	4	11	5	3	1	3	1	0	3	11
Texas	1	-	1	-	-	-	-	-	-	-	1	0	1	1	1	0	0	0	0	0	1	0	1
Virginia	23	6	2	7	-	-	-	-	-	8	13	10	20	3	6	17	2	1	10	1	0	0	14
West Virginia	5	4	-	1	-	-	-	-	-	-	4	1	4	1	2	3	0	1	1	1	1	0	4
Atlanta Urban Corps	220	58	-	69	-	-	-	-	-	93	106	114	123	97	42	178	1	0	51	0	0	0	52
TOTAL	500	171	7	131	12	10	12	3	11	143	318	182	361	140	141	359	29	53	109	11	6	8	216

Intern programs

DEVELOPING INTERNSHIPS IN THE DEEP SOUTH: PROSPECTS FOR THE FUTURE

A Report to the Resource Development Project of the Southern Regional Education Board. Provided with the financial assistance of the Office of Economic Research, Economic Development Administration

by

David E. Booher
October, 1969

1968/1969 HOUSING INTERN PROGRAM

Subject Areas Covered in Phases I & III

Phase I Resident Seminar (September 16 - October 31, 1968)

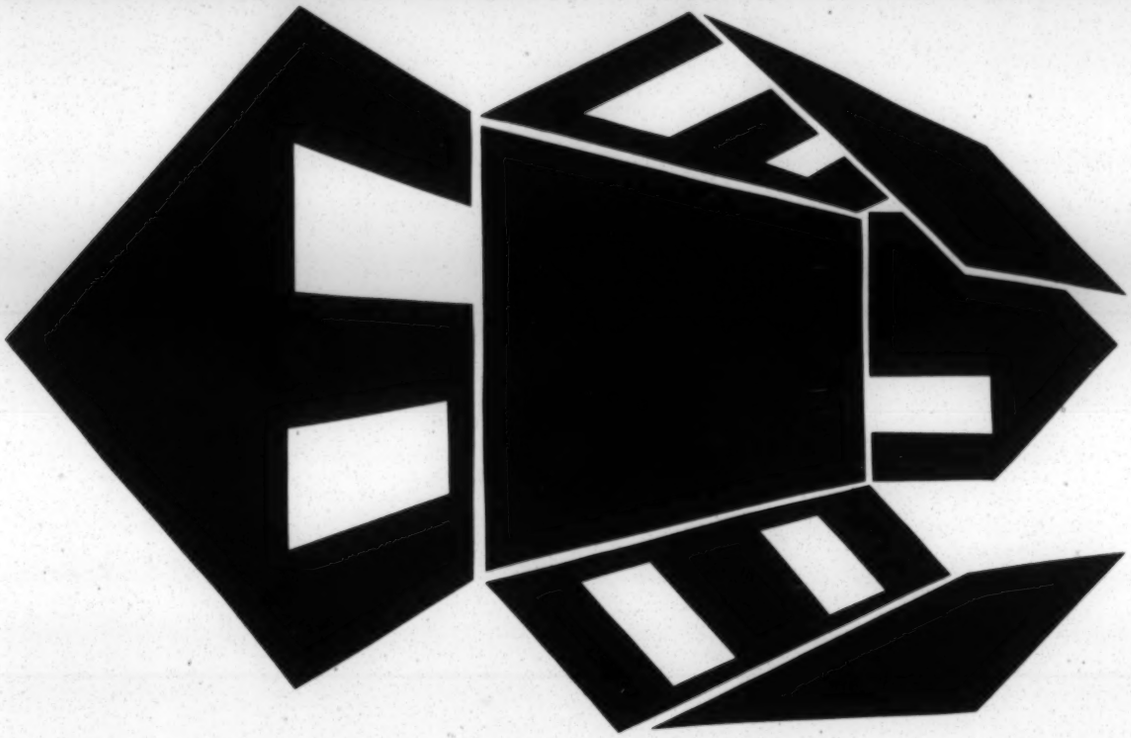
Slum Conditions and Its Causes in America
Status of Urban Housing Today
Sociological Aspects of Sub-standard Housing
Housing Patterns in Greater Washington
Problems of Housing Minority Groups
Housing Crisis: Washington, D.C.
The Problems of Being Poor
Federal Housing Legislation: Its History and Current Programs
Changing Motivation Behind Federal Programs
Housing and Urban Development
Model Cities
Urban Renewal
National Goals in Housing
Introduction of the FHA System
New Legislation
FHA Multifamily Processing
Legal Requirements, Loan Closings
Project Construction
Project Operation and Management
Special Programs and Considerations
Cooperative and Condominium Housing
Rehabilitation Problems
Nonprofit Sponsors
Housing and Evolution of PHA
PHA Today - Its Leasing Program
Builders View the Housing Needs
Mortgagee's Role
Elements of Housing Development
Nonprofit Sponsor - Rental
Nonprofit Sponsor - Cooperatives
Introduction of 2013 - Application for Mortgage Insurance
Elements of Site Selection

Site Planning and Community Facilities
Physical Design for Rehabilitation
The Builder's Role in Developing the FHA Submission
Consultant Services for Nonprofit Sponsors
Legal Organization and Marketing for Cooperatives
Financing
Calculator Training and FHA Form 2013 Practical Exercise
Estimate of Annual Expenses
Income Computation
Moving Toward Initial Closing
Preparation for Final Closing
Final Closings as They Relate to Rentals
Marketing: Cooperatives and Rental
Sales and Rentals

Membership Sales and the Organization of a Cooperative
The Owner and His Responsibilities
The Builder and the Owner
Introduction to Management
Accounting
Appalachian Revolving Fund Program
New Towns - Housing the Indigent

Phase III Resident Seminar (July 7 - August 1, 1969)

Evaluation of Housing Intern Program
Mortgage Finance - Single Family
Mortgage Finance - Multi-family
Systems Management
Finance - Interest Rates
Farmers' Home Administration
Public Housing
FNMA; GNMA; Secondary Mortgage Market
Real Estate
New Techniques in Housing
Bureau of the Budget - Appropriations System
HUD Act of 1968
Building, Construction, Materials
Future of Housing under Nixon Administration
Processing
Funding
Public Relations
Selling Techniques
Model Cities
Role of Interns within "the System"



1969 HOUSING SPECIALIST PROGRAM

HOUSING SPECIALIST PROGRAM. Sponsored by Foundation for Cooperative Housing and Urban America, Inc.

PURPOSE: To train specialists in the development and management of low- and moderate-income housing in cooperative, nonprofit sales or nonprofit rental projects.

PERIOD: Two six-month courses are offered. Course 1 will begin in September 1969, and Course 2 in January 1970. Each program will consist of an eight-week intensive seminar held in Washington, D.C., followed by a four-month on-the-job training experience with selected housing development and management organizations.

QUALIFICATIONS: Bachelor's degree or equivalent practical experience in the fields of housing, urban planning, architecture, engineering or in the disciplines related to planning, public administration, urban development or community services.

FUNDING: The courses will be funded in part by tuition and by a Ford Foundation grant. Tuition for interns under private sponsorship will be $700, plus living expenses. A limited number of fellowships of $2,500 will be awarded to outstanding applicants who are not employed with a sponsoring institution. Such funded interns may expect to earn an additional salary of $400 per month plus travel expenses incident to their on-the-job training phase.

ON-THE-JOB TRAINING: Approximately four months in two or more of the following fields:

project development: Developing cooperative and/or nonprofit sales and rental housing programs including market analysis, site selection, site planning, architectural and engineering design, selection of construction techniques, cost analysis, financing, and processing of necessary data with municipal, state, and federal agencies such as FHA.

organization and marketing: Organizing and marketing a large cooperative project under development — including cooperative principles and procedures — and organizing a nonprofit mortgagor corporation and tenant or home-owner groups. Interns will attend membership meetings, sponsor board meetings and at least one mortgage closing and will participate in move-ins and member organization and education.

management and maintenance: Care and maintenance of properties, budgeting, buying, and bookkeeping required for nonprofit housing operation, and the community programs of cooperatives or tenant, or home owner associations. Interns will make reports to boards of directors of cooperative and/or nonprofit mortgagor corporations.

community facilities and community development: Planning and providing for adequate community facilities in housing developments, and creating adequate machinery within the community for use and expansion of community facilities for fuller living experience of all participating families.

CERTIFICATION: Graduating interns will be accorded certification as Housing Development and Management Specialists.

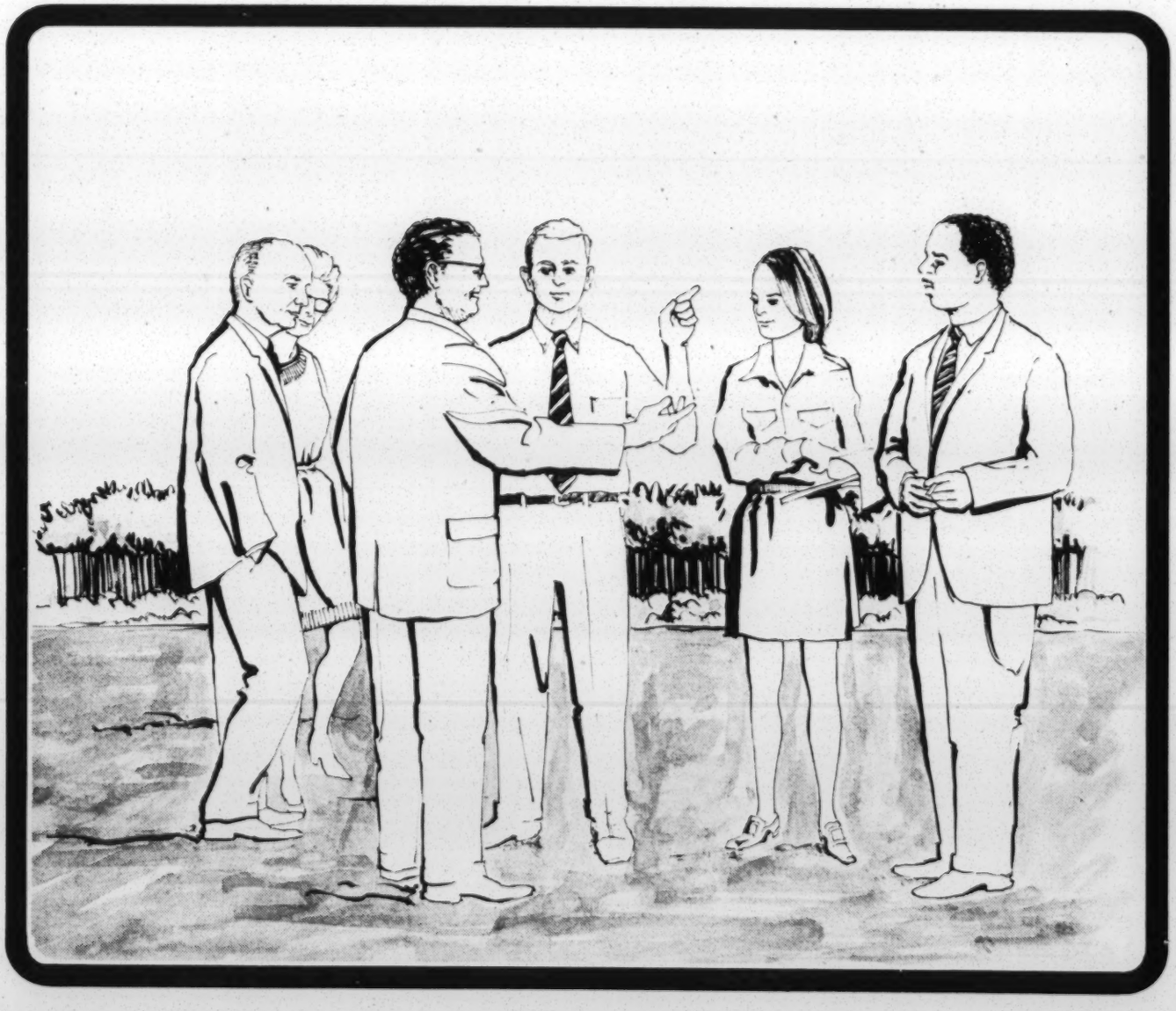
FUTURE EMPLOYMENT: During the training period the Director will have consultations with each intern regarding placement opportunities.

Further information and application forms may be secured from the Executive Director, Housing Specialist Program, 1012 14th Street, N.W., Washington, D.C., 20005. Telephone (202) 737-3411

Student Manpower

REPORT OF THE ATLANTA STUDENT MANPOWER PROJECT

for the U. S. Department of Labor



RESOURCE DEVELOPMENT INTERNSHIP PROJECT

SOUTHERN REGIONAL EDUCATION BOARD/U.S. DEPARTMENT OF LABOR

MILITARY SERVICE _____ PRESENT DRAFT STATUS _____

EMPLOYMENT AND/OR VOLUNTEER COMMUNITY SERVICE ACTIVITIES

DATE MONTH AND YEAR	EMPLOYER, ORGANIZATION OR PROGRAM	SALARY IF ANY	POSITION OR ACTIVITY	REMARKS
FROM TO				
FROM TO				
FROM TO				

REFERENCES: GIVE BELOW THE NAMES OF TWO PERSONS NOT RELATED TO YOU WHOM YOU HAVE KNOWN AT LEAST ONE YEAR.

	NAME	ADDRESS	BUSINESS	YEARS KNOWN
1				
2				

LIST ANY PHYSICAL DEFECTS _____

IN CASE OF EMERGENCY NOTIFY _____

NAME ADDRESS PHONE

I am applying for a full fellowship. However, if necessary I will be sponsored by:

_____

ORGANIZATION TITLE ADDRESS

While I understand that I will have an opportunity to request a specific location and type of specialty for my on-job training, I agree without reservation to accept the final location as determined by the Executive Director.

_____

DATE SIGNATURE

In your letter transmitting this application for intern training describe the experiences which influenced your choice of vocation and state clearly what you would expect from the training program should you be selected as an intern. Mail your application to:

Director of Intern Training Program
Foundation for Cooperative Housing
1012 - 14th Street, N.W.
Washington, D. C. 20005

APPLICATION

HOUSING INTERN TRAINING PROGRAM

DATE _____

Foundation for Cooperative Housing
1012 - 14th Street, N.W.
Washington, D.C. 20005

Urban America, Inc.
1717 Massachusetts Avenue, N.W.
Washington, D.C. 20036

Name _____
Last First Middle Age Sex

Residence Address _____
Street City

_____
State Zip Code Phone

Height Weight Color of Hair Color of Eyes

Date of Birth Marital Status Number of Dependents

EDUCATION	NAME AND LOCATION OF INSTITUTION	YEARS ATTENDED	DEGREE	MAJOR COURSE OR SUBJECTS STUDIED
HIGH SCHOOL				
COLLEGE				
GRADUATE				
TRADE, BUSINESS OR CORRESPONDENCE SCHOOL				

SUBJECTS OF SPECIAL STUDY OR RESEARCH WORK

FOREIGN LANGUAGES SPEAK READ WRITE

BRIEF DESCRIPTION OF HOUSING PROGRAMS

CITED IN OJT TRAINING EMPHASIS

221d3 Rental housing for low or moderate income families. Three possible programs, one utilizing market rate interest, second market rate interest with rent supplement and third below market rate interest program.

221h Rehabilitation for resale of deteriorating or substandard housing by nonprofit sponsor to low income home purchaser under below market interest rate mortgage.

235 Home ownership for low income families with aid of mortgage assistance payments.

236 Rental housing for lower income families with the aid of "interest reduction payments."

Cooperative housing - A form of ownership under which the corporation or association made up of the occupants owns the property and leases individual units back to the member-cooperators who through the corporation or association arrange for maintenance, payment of taxes and payment of any mortgage.

Public housing - Housing brought about by a public agency to house low income families. Typically it is publicly owned and operated but under recent innovations it can be privately constructed, privately owned and privately managed. Under such circumstances the public aspect is controlled by a lease or agreement specifying the terms under which the low income family is being or is to be housed.

Rent Supplement - A means of enabling persons of low income to be housed in housing financed under certain FHA or state programs which they would otherwise not be able to afford. It entails an agreement under which HUD will supplement payments of 25 percent of the family's income to meet the economic rent of the particular dwelling unit.

Turnkey - The name given to the procedure of obtaining low income housing completed and ready for use by a local public housing authority which contracts with a private builder to deliver the premises (land and building) complete with the key in the door for a set price. Turnkey proposals involve various combinations by which the private sponsor can build, and manage the property or arrange to create cooperative or condominium ownership.

NAME	SEX	AGE	ON JOB TRAINING ADDRESS	FORMER OCCUPATION	OJT TRAINING EMPHASIS
Anderson, Hardina	F	42	FCH Services, Inc. 69 West Washington Blvd. Chicago, Illinois 60602	Licensed Realtor	Organization & marketing of public housing project being converted to cooperative development Management of 803 unit coop. development Initiation and direction of community involvement in cooperative project
Beese, Dennis	M	27	Kaighn and Assoc., AIA Cimmaron Bldg., Rm. 124 1225 West Main Norman, Oklahoma 73069	Architect	Project studies and design Liaison with FHA and housing sponsors Management of 221d3 project
Begin, Robert	M	34	FCH Services, Inc. 69 West Washington Blvd. Chicago, Illinois 60602	Parish Priest	Analysis, site selection & development of low income housing projects Director of construction company utilizing low income workers to build low income housing
Benites, Joe R. (speaks Spanish)	M	31	Phoenix Housing Authority 1305 South Third Avenue Phoenix, Arizona 85030	Community Organizer	Development of workable programs in the following: Turnkey III, Farm Labor Housing, 236 Cooperative, 221h and Public Housing Analysis of Community Facilities Development
Bradley, Ernest	M	27	New Jersey Housing Finance Agency P. O. Box 2768 Trenton, N.J. 08625	Research Specialist	Site analysis and processing of applications for sponsor's funds Feasibility studies of such project applicants Sale and management of rehabilitated cooperative project

NAME	SEX	AGE	ON JOB TRAINING ADDRESS	FORMER OCCUPATION	OJT TRAINING EMPHASIS
Briscoe, Joan	F	27	FCH Services, Inc. 1012 - 14th Street, N.W. Washington, D. C. 20005	Administrative Assistant	Sales and Marketing of 2 cooperative projects (296 units) Site inspection & liaison with FHA and builders for 221d3, 236 and rent supplement projects located in 4 states. Management of 107 unit coop.
Cesio, Nestor (speaks Spanish)	M	34	San Joaquin Valley Self-Help Enterprises, Inc. 1573 West 17th Street Merced, Calif. 95340	Comptroller	Supervise construction of self-help housing Plan and implement community involvement in self-help housing
Coleman, Daniel (speaks Spanish)	M	29	USAID/American Embassy Bogota, Colombia South America	Financial Analyst	Fiscal studies of Colombian Government and AID housing policies Planning and programming of Urban Development and Renewal program
Colon, Felix (speaks Spanish)	M	44	Administracion De Fomento Cooperative Apartado 11337 Fernandez Juncos Station Santurce, Puerto Rico 00910	Developer and Promoter of Cooperative Housing	Development and sales of new cooperative housing communities Liaison with FHA, government agencies, and builders Sales and marketing analysis and planning
Gruber, Bruce	M	27	Interfaith, Inc. Suite 210 900 Peachtree Street, N.E. Atlanta, Georgia 30309	Architect	Site selection, economic analysis, project design Coordinator for all housing programs of sponsor

NAME	SEX	AGE	ON JOB TRAINING ADDRESS	FORMER OCCUPATION	OJT TRAINING EMPHASIS
Hardy, John	M	29	FCH Services, Inc. 1900 Book Building Detroit, Michigan 48226	Technical Program Analyst/Teacher	Site inspection, feasibility studies, & budget preparation Liaison with FHA & builders Initiation of community involvement in urban renewal area Promotion & sales of coop. housing
Harris, Carl	M	29	Greater Hartford Housing Development Fund, Inc. 250 Constitution Plaza Hartford, Connecticut 06103	Director, Basic Living Services Seasonal Employers in Agriculture	Development & management of rehabilitated housing, hi-rise new construction, new 236, & rent supplement projects Responsible for developing & maintaining community involvement in the above.
Hill, Harold	M	26	Urban America, Inc. 1717 Massachusetts Ave., N.W. Washington, D.C. 20005	Assistant Director, Concentrated Acq. Philadelphia Housing Development Corp.	Site inspection, cost analysis, & development of 236 project Planning & programming community facilities development Asst. Mgr. of 200 unit project
Hines, Harry	M	25	Philadelphia Housing Development Corporation 1 East Penn Square Philadelphia, Pa. 19107	Manager of Apartment Development	Site & customer selection for rehabilitated housing throughout Philadelphia Community development activities in rehabilitated housing areas
Neal, Sylvia	F	27	FCH Services, Inc. 1900 Book Building Detroit, Michigan 48226	Marketing & Sales Administrator	Analysis & development of 221d3 projects Property supervisor for cooperative development Analysis of community needs

NAME	SEX	AGE	ON JOB TRAINING ADDRESS	FORMER OCCUPATION	OJT TRAINING EMPHASIS
Phillipp, Albert (speaks Spanish)	M	35	Diocese of Brownsville Brownsville, Texas 78520	High School Teacher	Resident Manager: responsible for rent-up and original occupancy of a 100 unit supplement scatter site 221d3 housing development Community facilities development
Ramos, Gloria (speaks Spanish)	F	33	Techni Coop, Inc. 322 Main Street Stamford, Conn. 06901	Registered Architect	Fiscal & architectural analysis of public housing Design modifications to enable existing housing to meet human needs
Rohosky, John	M	27	H.O.P.E. 7 East Franklin Street Baltimore, Maryland 20210	Architect	Project studies & designs Site selection, cost analysis & programming, feasibility studies Direct community involvement
Rydberg, Reynold	M	30	Urban America, Inc. 19 La Salle Street Chicago, Illinois 60603	Electrical Components Fabricator	Selection & development of low income housing sponsors in 3 cities Financial analysis and feasibility studies (221d3, 221h, 235, & 236) Asst. Mgr. 221d3 development
Smith, Jehue	M	37	FCH Services, Inc. 210 Puritan Building 13th and Oak Streets Kansas City, Missouri 64106	Supervisory Social Worker	Manager of 107 unit cooperative development Tenant selection, qualification & sales of 236 project Initiate & maintain community involvement

NAME	SEX	AGE	ON JOB TRAINING ADDRESS	FORMER OCCUPATION	OJT TRAINING EMPHASIS
Strauss, William	M	26	Greater Hartford Housing Development Fund, Inc. 250 Constitution Plaza Hartford, Connecticut 06103	Lawyer	Site selection, site planning, cost analysis, financing & processing with FHA Organizing of nonprofit mortgagor corporations Drafting of legal documents
Tate, George	M	29	Filmore Community Development Association 1567 Turk Street San Francisco, Calif. 94115	Social Worker	Initiated successful legal action against HUD & San Francisco Redevelopment Agency to obtain funds for low income housing Prime housing consultant for over 1100 units Project Director for commercial & residential sites
Thaxton, Warren	M	37	Central Puget Sound Housing Development Corporation Operation Equality 528 Broadway Avenue Seattle, Washington 98122	Director, OEO-funded organization	Provide advice & counsel to low income prospective home buyers Liaison with sponsors, FHA and contractors Site inspection & feasibility studies
Thompson, Norman	M	38	Interfaith Housing Corporation 120 Boylston Street Boston, Mass. 02116	Inspector - ITT	Resident manager for scattered site rehabilitated properties Responsible for development & planning of first 236 project in Massachusetts Planned community development utilizing expertise of minority groups

NAME	SEX	AGE	ON JOB TRAINING ADDRESS	FORMER OCCUPATION	OJT TRAINING EMPHASIS
Vela, Roberto (speaks Spanish)	M	40	P. O. Box 2279 Diocese of Brownsville Brownsville, Texas 78520	Superintendent of School System Executive Director, Social Action Dept. Diocese of Brownsville	Analysis & development of low income housing projects Obtain funds from FHA for rent supplement & rehabilitated projects Plan & direct community development
Wechsler, Stuart	M	27	The Rouse Company Village of Cross Keys Baltimore, Maryland 20210	Associate Director, CORE Target City	Site inspection, cost analysis & mortgage processing Liaison with FHA & sponsor groups Organization of nonprofit mortgagor corporations

AC

Urban Plan W-S-W 5/27/70 — copy to file

By Henry Elliot Weinstein

SAN FRANCISCO—The Yerba Buena redevelopment project here would demolish a 12-block section containing 43 run-down residential hotels, 92 other residential structures, cheap restaurants, pawnshops and seedy bars—replacing them with what local businessmen have viewed as "San Francisco's Rockefeller Center."

These plans have been brought to an abrupt halt, though, by the objections of the area's present residents, the same objections so often ignored in past urban renewal projects. George Woolfe, an 80-year-old former longshoreman, says "We who are living our last years in the places that have been our homes for over a decade have asked only that we be treated fairly. We have asked that, if our homes are to be destroyed, that new places be built for us to live."

U.S. District Judge Stanley Weigel recently agreed, halting all work on Yerba Buena pending guarantees of low cost housing elsewhere for present residents—serving notice on the city's redevelopment agency and the U.S. Department of Housing and Urban Development (HUD) that he won't allow the Government to uproot people without far greater provision for their welfare. The Redevelopment Authority sought to have the order considerably revised, and on Monday a Federal court appointed former Governor Edmund G. (Pat) Brown a special master to seek an agreement resolving the conflict.

The $200 million Yerba Buena center is one of the nation's largest urban renewal projects. Uncle Sam is committed to the tune of $31 million in capital grants and $49 million in temporary loans to it. It is the largest commercial urban renewal project to be halted by judicial decree. The ruling in favor of residents here could mark a significant turning point for the much-criticized Federal program to renovate blighted city areas.

The court injunction has demoralized local businessmen who saw Yerba Buena as a key element in maintaining the city's appeal as a tourist and convention center. M. Justin Herman, executive director of the San Francisco Redevelopment Agency, refers to the complex as a potential "Lotus land." Located southwest of the present business district, about a 10-minute walk from the new 52-story Bank of America building, it would include a convention center, a sports arena, a high-rise luxury hotel, an Italian cultural center, six office towers, an airline terminal and garage space for 4,000 cars.

But Judge Weigel sees the project as a classic example of "urban removal." His stinging opinion suggests that urban renewal hasn't yet escaped what HUD Secretary George Romney once conceded were the sins of "its early history." Mr. Romney said urban renewal "was literally a way of bulldozing poor people out of their homes and then using the land to build commercial structures, or luxury or middle-income housing."

Only 276 Housing Replacements

In all, the Yerba Buena project would destroy over 4,000 existing housing units now inhabited by mostly single, elderly pensioners and minority families. To replace them, it contemplates building only 276 new, low-cost housing units.

Judge Weigel's ruling was issued on behalf of Tenants and Owners in Opposition to Redevelopment (TOOR), a group of project area residents, and was based on his finding of two fundamental violations of Federal law.

The first is the redevelopment agency's failure to demonstrate the availability of adequate relocation housing for persons still to be displaced from the project area. The other is the redevelopment agency's failure to comply with the HUD regulation calling for consultation with minority group leaders in renewal areas.

The decision, which is being appealed, states that unless the redevelopment agency can demonstrate by July 1 that it will provide decent, safe and sanitary housing for each person who lives in the project area, further Federal funds for Yerba Buena will be cut off. In the interim, the injunction provides that those persons must be "completely secure in the peaceful use and occupancy of the places in which they live." The redevelopment agency is also prohibited from demolishing or condemning any residential structures in the project area, or raising rents of any residents living in buildings it owns.

Since San Francisco is currently plagued by an acute housing shortage, the redevelopment agency may have a difficult time complying. In December the City Planning Department said the city's overall vacancy rate was 2.3% for all apartments at all rent levels. There are almost no vacancies at rents below $100 a month. In addition, the city is way behind its quota of low-cost public housing construction. Many individuals have been on the waiting list for such housing for as long as five years.

Sidney Wolinsky, who represented the tenants as director of litigation for the San Francisco Neighborhood Legal Assistance Foundation, a Federally funded anti-poverty agency, says the decision "in effect, means the city will have to provide firm guarantees that new low-cost housing will be built in order for the injunction to be lifted."

It seems ironic that such a decision has landed on Mr. Herman's door; he has talked in terms suggesting an alteration in the normal dreary pattern of urban renewal. Just last year, Mr. Herman remarked "the natives say San Francisco is so beautiful that we don't need to push redevelopment. They don't see, for one thing, the desperate need for low-to-moderate cost housing and, for another, the potential for more cultural and social amenities." He has often said "there is a benefit of being in redevelopment. You can go to bed each night knowing you have helped the people in the slums."

When it comes to low-cost housing, though, the image and the reality are poles apart in San Francisco. A July 1969 report of the City Planning Department revealed that approximately 6,000 housing units have been destroyed in redevelopment areas here, but only 662 units of housing have been built in renewal areas thus far.

Last December, a group called "The Citizens Emergency Task Force for a Workable Housing Policy" issued an angry report on the city's housing problems and the failure of the redevelopment agency, the Board of Supervisors, and Mayor Joseph Alioto to deal with these problems. William McCabe, an attorney who chaired the task force, said "The city seems to have adopted a course of action making it very difficult to meet low-income housing needs . . . and one that seems aimed toward forcing poor people out of the city."

Mr. Herman staunchly defends his agency's programs to find suitable housing for those displaced by redevelopment. At the lawsuit's first hearing last December, the redevelopment agency claimed it had already "successfully relocated 825 individuals and 150 families."

By the agency's own figures, though, 66% of the people who have been moved are paying higher rents. The agency asserts that these individuals are now living in "better accommodations" and boasts that they are being assisted with rent supplements. Judge Weigel's opinion points out, however, that "the rent supplements can only be used to make up the deficiency in low-rent vacancies during the first two years after a resident's relocation. After that time the rent supplements disappear and the displaced resident is left with a rent which he cannot afford."

Another issue in the dispute concerns the boundaries of the redevelopment area. The legal brief for the tenants' group asserts, "The boundaries are irregular because the project area has been 'gerrymandered' for no other reason than to maximize the benefits of the plan to wealthy and influential sectors and corporations owning contiguous property."

Gerrymandering or not, it's clear that the redevelopment agency considerably broadened the meaning of the designation "blight" in order to achieve the current boundaries. Ironically, the project now bears a remarkable resemblance to a plan first suggested in 1954 by Benjamin Swig, prominent Democrat and owner of the prestigious Fairmont Hotel on Nob Hill. However, Mr. Swig's "San Francisco Prosperity Plan" was rejected by the redevelopment and planning agency in 1956 on the grounds that it "perverted" the basic reason for redeveloping the area.

A Long-Sought Goal

Mayor Alioto, a good friend of Mr. Swig, and then chairman of the redevelopment agency, lobbied vigorously for the 1956 proposal. Since that time he has been an ardent champion of what San Francisco Business, the official organ of the Chamber of Commerce, calls the "long-sought San Francisco goal" of "large-scale commercial, tourist, and sports development" in precisely the area where Yerba Buena is located.

The San Francisco media, similarly, have been whole-hearted in their support of Yerba Buena. (The two leading dailies, the Chronicle and the Examiner, own property adjacent to the project area which may appreciate in value upon completion of the complex.)

In addition, the labor movement has been united with the commercial interests here in a coalition that has been instrumental in seeing to it that the project has come this far. Labor's interest is clear. According to the redevelopment agency, the Yerba Buena project will create $385 million in construction work and 9,400 construction jobs, including related work on nearby areas. Commenting on the project, John Hogg of the Building and Trades Council said "We are in favor of building with no respect to where it is and how it is."

Jack Morrison, a member of the Board of Supervisors from 1961-1969 who consistently opposed the project, asserts "The whole process of approving Yerba Buena has been disgraceful. This city has just bowed down to business and commercial interests who want to exploit that property." As for the labor support, Mr. Morrison adds "some of those building guys would pave the bay if the city would agree."

Local vested interests are hardly the only ones on the defensive in the drama here, though. Before a local public agency's renewal plan can be granted Federal funding, its plans must be approved by HUD. Judge Weigel's opinion leaves little doubt that HUD's review procedures in this case were negligent and sloppy. The evidence "is overwhelming in establishing that the secretary of HUD was not presented with any proof at all in regard to several vital matters requisite to his approval," he noted.

Kenneth Phillips, director of the National Housing and Development Law Center, an OEO foundation in Berkeley, notes a key problem in regard to the HUD investigative procedures. In the few cases where HUD checks relocation complaints he says "its investigation is usually conducted by the same officials who worked with the city to prepare the challenged plan and have reviewed and approved it." Such a procedure clearly does not lead to the sort of independent, objective analysis that is needed if the interests of project area residents are to be fairly represented, Mr. Phillips concludes.

Shortly, after issuing his decision Weigel left on vacation. Just last Fri Redevelopment Agency went before Judge George Harris, in an attempt the injunction so that some buildings project area could be demolished, relocated, and construction could on buildings to be erected in the Yerba complex by Crocker Citizens National Pacific Telephone & Telegraph C Monte Corp., and Taylor Woodrow Pr Ltd. of London. The tenants' group ar ly objected.

Special Master's Powers

A compromise was reached with pointment of former Gov. Brown, now torney in Los Angeles. As a special m he will serve as an arbitrator under sion of the court, with power to conv veys, hearings and conferences relating vision of relocation plans and alleged v ards in some of the older structures standing in the project area.

Mr. Brown said he is anxious to project under way, but he made it clear bound by Judge Weigel's original find fact and conclusions of law. He will a hearings immediately and says he h have an agreement formulated befo July 1 deadline Judge Weigel set for fied relocation plan.

In appointing Mr. Brown, Judge commented on the "complicated, p problems" that may be more easily re by a special master than through co court hearings. Perhaps Mr. Brown p able to devise a practical solution imp ing Judge Weigel's opinion concluding vation on the Federal urban rene "The statute makes it abundantly clear Congress intended residents of blight to be the beneficiaries, not victims of renewal."

Shortly after issuing his decision, Judge Weigel left on vacation. Just last Friday, the Redevelopment Agency went before Federal Judge George Harris, in an attempt to modify the injunction so that some buildings in the project area could be demolished, residents relocated, and construction could commence on buildings to be erected in the Yerba Buena complex by Crocker Citizens National Bank, Pacific Telephone & Telegraph Co., Del Monte Corp., and Taylor Woodrow Properties Ltd. of London. The tenants' group strenuously objected.

Special Master's Powers

A compromise was reached with the appointment of former Gov. Brown, now an attorney in Los Angeles. As a special master, he will serve as an arbitrator under supervision of the court, with power to conduct surveys, hearings and conferences relating to revision of relocation plans and alleged fire hazards in some of the older structures still standing in the project area.

Mr. Brown said he is anxious to get the project under way, but he made it clear he is bound by Judge Weigel's original findings of fact and conclusions of law. He will start his hearings immediately and says he hopes to have an agreement formulated before the July 1 deadline Judge Weigel set for a modified relocation plan.

In appointing Mr. Brown, Judge Harris commented on the "complicated, practical problems" that may be more easily resolved by a special master than through ordinary court hearings. Perhaps Mr. Brown may be able to devise a practical solution implementing Judge Weigel's opinion concluding observation on the Federal urban renewal law: "The statute makes it abundantly clear that Congress intended residents of blighted areas to be the beneficiaries, not victims of urban renewal."

AC

Mass Transit: A Little Late Arriving

W-S.J 7-24-70

By ALBERT R. KARR

WASHINGTON—"Urban mass transportation in the United States is in the early stages of a vast transformation, a transformation that will rival the rags-to-riches change visited upon a fairy tale Cinderella."

That's the optimistic assessment of Thomas E. Lisco, chief economist for the Chicago Area Transportation Study, a planning group for highway and mass transit agencies in the Chicago region. And there are some good reasons for seeing things Mr. Lisco's way.

More and more drivers seem to be convinced that mass transit is the only rational alternative to mounting highway congestion. The Nixon Administration wants to spend more for transit; Congress wants to spend more; some states and many cities want to spend more. Mass transit, then, appears to be one of those ideas whose time has come.

Except . . .

Except that voters in some cities have rejected transit bond issues lately. Except that highway supporters are still very powerful in Congress, the highway bureaucracy is big and entrenched and the highway program itself has generated a momentum of its own. Except, in short, that the problems of transforming transit into a modern, popular mode of travel from a decrepit, fading mode remain immense.

A Dramatic Transformation

If the transformation that Mr. Lisco and others expect actually materializes, it would be dramatic. For patronage of most transit systems has plunged over the years. (Public transportation now accounts for only 4% of all individual trips in the Minneapolis-St. Paul area, for example.) Few large cities have rail transit systems, and smaller cities' bus companies regularly fold. Even where transit service is available, its quality and quantity are often declining.

Mr. Lisco and other transit supporters list a variety of reasons why transit should soon be making a dramatic turnabout. Their main argument: Transit will succeed because it has to succeed. Declares Mr. Lisco: "Because mass transportation performs a vital function, not only for the individuals who use it, but also for the very form and efficiency of the city, it *must* be made to succeed."

It now seems clear to most city officials—if not necessarily to a majority of city voters—that heavy reliance upon the car and the highway has meant air pollution, disruption of homes and jobs, and roads that often detract from business growth, rather than enhance it. Even in car-conscious Los Angeles—whose voters rejected a $2.5 billion rapid-transit bond system in 1968—Mayor Sam Yorty declares: "Our need still exists and becomes more urgent as congestion mounts." Cleveland Mayor Carl B. Stokes calls the transit need an "overwhelming problem." Alderman Richard T. Curtin talks of Minneapolis freeways filled to capacity at peak hours. "Obviously," he says, "we have only one alternative, and that is to develop mass transit systems. . . ."

There are many signs that this development is on its way. Some rail commuter lines, as they become the only outlet for congested roads, have begun to show an increase in passengers. New transit systems in Cleveland and New Jersey have attracted generous patronage. The new 75-mile Bay Area Rapid Transit district (BART) system in San Francisco, scheduled for operation in 1972, raises the hopes of transitmen for a showcase to spur other major projects.

Everyone agrees the Federal Government is the only source of the kind of money public transportation requires. And in Washington, support is building for increased spending, both to improve old systems and build new ones.

The Senate already has approved, in a smashing 84-4 vote, an Administration proposal to make available $3.1 billion for new transit equipment over the next five years; the House seems well on its way to increasing this to $5 billion. Either sum would be a dramatic increase over past levels. Since the Government started doling out money for transit assistance in 1962, it has spent an average of only $104 million annually.

One sign of growing fervor for transit was the ability of Rep. Edward Koch (D., N.Y.) to line up more than 100 House co-sponsors for his bill proposing to spend $10 billion in four years. The bill called for a transit trust fund, fueled by existing auto excise taxes—a proposition that foundered (because it was viewed as fiscally and politically unwise) when separately proposed to the White House by Transportation Secretary John Volpe. Rep. Koch's bill wasn't enacted, but it did generate support outside Congress. David I. Margolis, president of Colt Industries, a diversified New York concern, wrote executives of 600 large corporations, seeking support for the bill; 225 executives replied, and most of these favored it.

An impressive lobbying effort for transit has been mounted by the Transportation Department, the National League of Cities, State and Local Officials, other transit-interested groups, and some members of Congress like Mr. Koch. Transit operators, union officials, industry men from transit equipment-makers to road builders, and others are bending the ears of Senators and Congressmen.

"This is the first time we've ever encountered one force moving in one direction," says a House transit expert. "It even had conservative Republicans who never thought much of mass transit before scratching their heads and saying there must be something to this."

The urban transportation program, says Donald E. Weeden, chairman of Weeden & Co., New York investment bankers, is "visible and noncontroversial." He says bankers around the country, for example, are concerned that deterioration of transit systems threatens "the life blood of the urban economy."

Use the Trust Fund?

Highway advocates in Congress, long given to fighting transit proposals as a possible threat to road funds, are now proposing that the mammoth highway trust fund be used in part to help bus transit programs. The House Public Works Committee even wants to take over jurisdiction of bus transit from the House Banking Committee, which handles all transit matters now.

Rep. Joe D. Waggoner Jr. (D., La.), a leader of Southern conservatives in the House, says he favors the transit legislation partly out of recognition of transit-company needs in cities like his district's Shreveport. He adds that if small-city people back transit aid, they may be able to count on a quid pro quo for small-town highways from "(big) city boys."

Mr. Volpe and others at the Federal level are beginning to suggest a broad transportation trust fund that would make some money, earmarked so far only for highways, available for transit systems. More states are urging that Federal highway funds be cut loose for transit or other purposes, as the states see fit.

Meanwhile, Maryland, Virginia and Illinois have authorized use of some state highway user taxes to support transit, and similar moves are being considered by Massachusetts, California, Colorado, Hawaii and Ohio. In May, holders of New York's Triborough Bridge and Tunnel Authority approved use of surplus bridge and tunnel tolls for subsidizing the city transit authority, clearing the way for payment of the first check for $74 million.

But despite all these favorable signs, it's still a long haul for transit. Powerful highway supporters adamantly oppose giving up much of their trust fund monies. Rail transit, at least, ought to find its own support, they say. Even $1 billion a year in Federal money would be paltry against the $5 billion annual Federal outlay for roads (buttressed by earmarked gas-taxes). The Government finances 90% of the interstate highway program, while it pays for only two-thirds of transit equipment. The

billion rapid-transit industry men from transit equipment-makers

be paltry against the $5 billion annual Federal outlay for roads (buttressed by earmarked gas-taxes). The Government finances 90% of the interstate highway program, while it pays for only two-thirds of transit equipment. The Federal Highway Administration employs more than 5,000; the Urban Mass Transportation Administration 55.

Because of the lucrative Federal aid for interstate roads, cities and states have been lured—if not forced—into emphasizing highways over transit. Availability of "90-10" money "has led many states to a complete loss of perspective in the development and preservation of our cities," says Michael S. Dukakis, Massachusetts state representative.

Too, the Nixon measure falls far short of the needs of cities over the next decade, transit advocates insist. They estimate those requirements at $20 billion to $35 billion. Many transit operators say Federal financing of new equipment isn't enough—that eventually the Government will have to subsidize transit operating costs, too, because local authorities can't afford to do so.

Despite the unhappiness of the populace over choked roads and poor transit, voters generally have been unwilling to help pay for better transit—at least without a sizable Federal funding program. Transit bond issues have been rejected in recent elections in Atlanta, Los Angeles, Kansas City and Seattle—a second turndown coming in Seattle just a few weeks ago.

Congress Holding Back

To some extent Congress is holding back until it sees how imminent projects work out. If the BART system falls well short of predicted patronage, revenues and earnings, as some pessimists fear it might, the commitment of Congress to mass transit will undoubtedly shrink, some transit promoters say. And they worry that the still-undernourished transit operation suffers from lack of good management—from local companies and public authorities to, some members of Congress say, the Federal Government's mass transit program itself.

Nevertheless, transit backers are still convinced that things are looking up. Mr. Lisco of the Chicago-area study says that commuters can be enticed from their cars by well-managed transit operations. Transit riding is usually cheaper than driving, he says, and it can offer the commuter more comfort and more speed as well.

Opportunities for promoting and improving mass transit are substantial. In Montreal and Toronto—and already in San Francisco—the potential of the transit line as a focus for revenue-producing residential and commercial complexes has become obvious. Automatic operation of rail transit vehicles is a little-developed field, automation of ticket sales and

MS-AC

Masonite Plans Entry Into Modular Housing Through Acquisitions

Preliminary Talks Under Way; Estimate of Gain in Profit For Fiscal 1970 Is Lowered

7-24-70

By a WALL STREET JOURNAL *Staff Reporter*

CHICAGO—Masonite Corp. hopes to enter the modular housing field with the acquisition of one or two modular-home builders "before the end of the calendar year," Samuel S. Greeley, president, said in an interview.

It is the first time the hardboard producer and building supplies concern has disclosed that its housing diversification plans would emphasize the modular housing concept. "It appears it will be a good market over the next five years and longer," Mr. Greeley said.

The Federal Government and the housing industry both have indicated that factory-built sectional homes (modules) will play a significant role in meeting the nation's housing needs in the future.

Mr. Greeley emphasized that Masonite still is in the preliminary discussion stage with acquisition candidates but that the first move would probably come with the purchase of an Eastern housing concern. "We're leaning toward the conventional single-family home area," he said.

Formation of a real-estate development subsidiary is still planned for the near future, Mr. Greeley said. But, he added, an executive to head the division hasn't been selected yet. Real Estate Research Corp., a Chicago consulting concern, has completed an overall study of the company's real estate potential and is coordinating the selection of an executive to head the subsidiary.

The division is expected to develop company properties initially in Pennsylvania and California for residential and recreational uses. Mr. Greeley said the company already has begun selling some of its substantial land holdings—"1,200 acres or so"—for such purposes.

Dilution of Earnings

Earnings for the fiscal year ending Aug. 31 probably will be diluted, Mr. Greeley said, "by three or four cents" a share with the restatement for recent acquisitions of Hood Industries Inc., a lumber and building products supplier, and Molalla Forest Products Inc., a lumber plant operator. The acquisitions will add seven cents to restated fiscal 1969 results, to $2.08 a share, but lower earnings contributions this year will affect Masonite's fiscal 1970 earnings, he said.

Mr. Greeley said he still expects profit for fiscal 1970 to increase 6% from a year earlier, although the company earlier had projected an increase of "10% or more." "Depending on August results and year-end adjustments, we ought to hit 60 cents a share in the fourth period (up from a restated 50

fiscal 1970 to increase 6% from a year earlier, although the company earlier had projected an increase of "10% or more." "Depending on August results and year-end adjustments, we ought to hit 60 cents a share in the fourth period (up from a restated 59 cents in the 1969 period). That will push fiscal 1970 results to $2.20 a share or more," he said.

Orders are "well ahead of a year ago," and for the last four months have been 10% ahead, he said.

Alan B. Cook, vice president, sales, for Masonite's building products division, cited several reasons for the company's earnings growth this year during a period when most building-related concerns have been hurt substantially. The division accounts for about 55% of company sales. A lower-priced wood panel, reorganization of the division, and improved benefits for the division's 200 salesmen, have helped, he said. "The improvements have come in a number of areas—from no longer limiting the sales incentive program, to improving maternity benefits and placing air-conditioners in salesmen's cars," he said. "We're stressing progressive dissatisfaction."

Low-Price Paneling

The company's low-price paneling introduced last fall is generating one-third of the paneling sales volume, Mr. Cook said. The low-priced panel sells for $5, compared with $7 to $9 for other Masonite paneling. "It has opened up new markets for us where previously the price hindered our selling to some outlets," Mr. Cook said.

Masonite's capital spending this fiscal year will total about $15 million, up from $10.5 million last year, Mr. Greeley said. He expects such expenditures probably "will be a little more next year," but he noted that construction of a new $10 million to $12 million particleboard plant in Spring Hope, N.C., has been deferred for "a couple of months."

The company's substantial saw-mill lumber operations, which now rank 12th in size in the country, should move to the "first half dozen in size within a year and a half," Mr. Greeley said. Timber sales will contribute more than $6 million this year, up from $4.5 million in fiscal 1969.

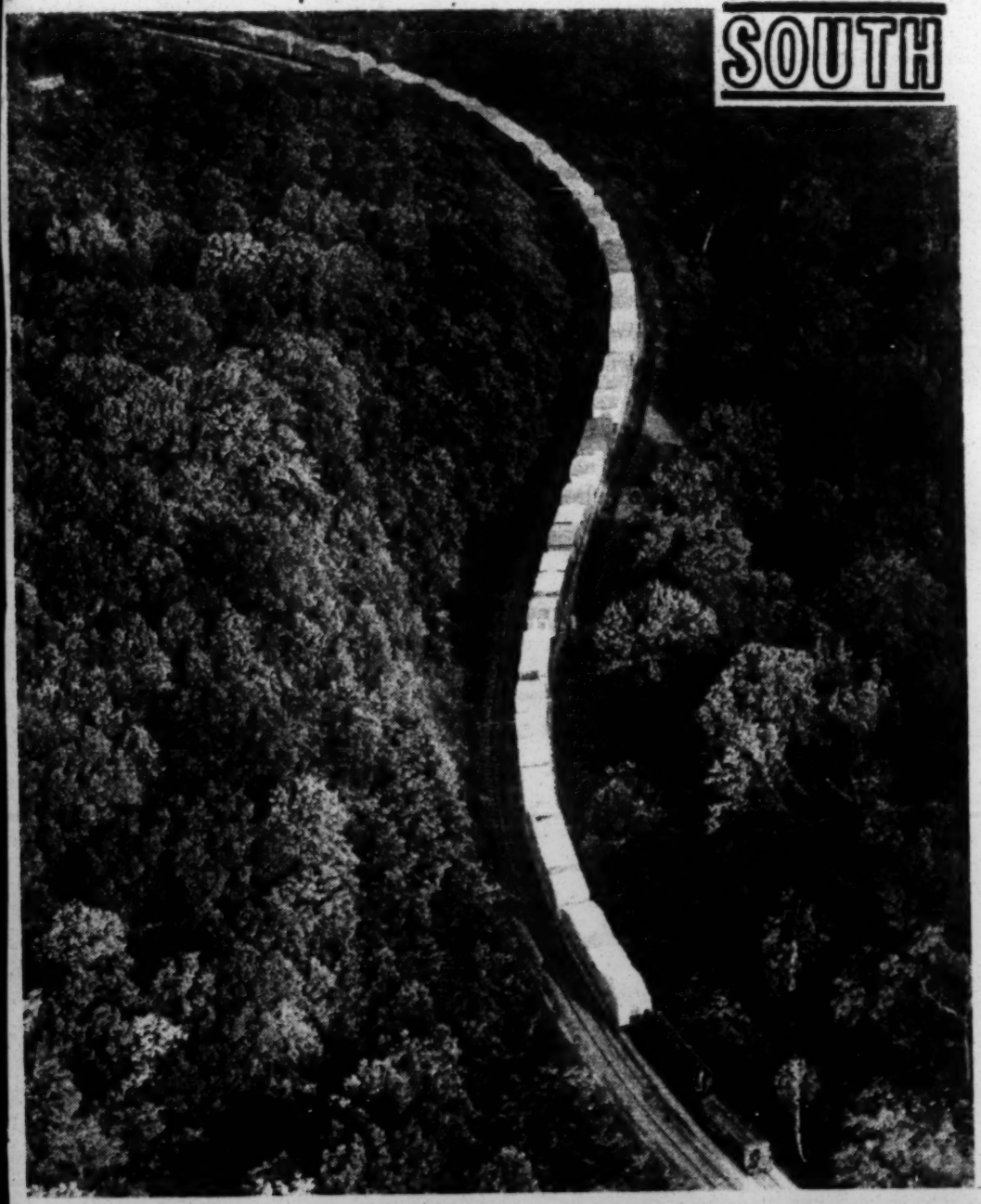
Company sales in fiscal 1970 should be between $180 million and $185 million, compared with a restated $180 million last year, he indicated.

Mr. Greeley said he doubts whether housing will have the "huge, sharp increase" in 1971 that some housing officials are forecasting. "Things look promising but I'd expect a nice steady increase," he said. Masonite researchers are estimating that housing starts for fiscal 1971 will be 1,550,000 units, up considerably from the 1,325,000 annual rate projected for the current fiscal year.

MS & AC

RWDSU
8/16/70

SOUTH



NO NERVE GAS on this train as it winds its way through Tennessee on a 1,000 mile trip to Corinth, Miss. with precast concrete housing modules to be used to build a townhouse complex for victims of a tornado. The modules are built by members of the Carpenters in Avon, N.Y.

CANADA

Policy Committee Studies Offer From Dominion

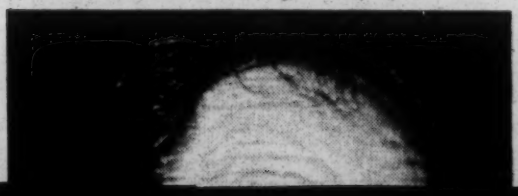
TORONTO, Ont.—At the Record's presstime, the bargaining committee, which has been negotiating with representatives of the giant Dominion Stores for a new contract, has submitted a company offer to the union's policy committee for consideration.

Should the policy committee approve the terms of the Dominion offer, it will be put before the approximately 7,000 members who are covered by the negotiations. It will then be up to the Dominion workers to ratify or reject the proposals as submitted.

The RWDSU agreement with Dominion Stores expired April 30, except for those contracts covering employees in Northern Ontario and Quebec, which have other expiration dates. Talks began weeks before the major agreement expired.

Principal union negotiators are Int'l Reps. Don Collins, George Barron, George Spaxman and Cecil Dahmer. Also Local 414 Bus. Agents Roy Higson, Don Tait and Pete Kolbaska.

His Name Is . . .



MEMBERS OF THE EXECUTIVE BO held July 18, at the Sheraton Caswell guest. From left: Robin McArthur, I 582, Sault Ste. Marie; Hank McEachre Chance, Int'l Rep.; Claude Daoust, di 579, Sudbury; Fred Hoffmann, District president, Local 429, Timmins.

Northern Dist Novel Dues P

SUDBURY, Ont.—At a special trict Union at the Sheraton Caswell from May, 1971 to Aug. 30, 1970. Th

The principal reason for the special executive board meeting was to devise ways to increase the union's revenues, an increase that could come only from the members. A novel suggestion was submitted to

Airline and Hotel Reservations:

Monday, July 13, 1970

Leave Atlanta	6:18 a.m.
Arrive Birmingham	5:56 a.m. Ala. Time
Flight #	509 Delta Airlines

Check at ticket office 30 minutes before departure to purchase ticket. Rent-a-car will be waiting at airport in Birmingham.

July 14th, 15th and 16th

Single room accomodations reserved at the Admiral Ben Bow Motel, Jackson, Mississippi. (Guaranteed reservations) Tele: (601)

July 16th

Reservations confirmed for double room (no singles available) for July 16th.

Returning to the office

ITINERARY

Date	Destination
	Birmingham - Fairfield.- Sherrill Marcus (205) 786-5281
July 13, 1970	Tuscaloosa, Alabama.- Selma Inter-Religious Project -- Rev. Francis Walters (205) 758-2301
July 13, 1970	Greensboro, Alabama.- Green Alabama Citizens Federal Credit Union, 20 Washington St.
July 13, 1970	York Alabama.- Bellamy and Whitfield -- Housing Program for American Can Company Employees.
July 14-15, 1970	Jackson, Mississippi - Research and Development Center, Dr. Kenneth Wagner, Director.
	NAACP - 1072 Lynch Street, - Alex Waites
	The Greater Jackson Area Committee 166 River Park Drive, William Peltz, Dir.
	Jackson Urban League - 119 North Farish Street, - Fred Nolan (Art see a friend of mine - Janice Pace)
	Research and Development for Jackson-Natchez Catholic Diocese - Father Paul V. Cannonici
July 16, 1970	McComb - Rev. Hany Bowie The Delta Ministry - 620 Woll Street
July 16, 1970	Baton Rouge, Louisiana - Pat Miller
July 16, 1970	Sunset, Louisiana - Joseph L. Marborough Grand Marie Vegetable Cooperative.
July 17, 1970	Reserve, Louisiana - Frank Caporolerie -- Self-Help Housing Cooperative 307 Jefferson Highway
July 17, 1970	Gulfport -- National Council of Negro Women -- Fay Williams - 201 Holly Circle (601) 864-9806

Southern Regional Council, Inc.
5 FORSYTH STREET, N. W. ATLANTA 3, GEORGIA
JA 2-8764

These flights were checked through Delta Airlines for October 20, 1970.

Leave Atlanta		Arrive Durham
6:20 a.m.	Delta	8:01 a.m.
7:40 a.m.	United Confirmed	9:38 a.m.
9:45 a.m.	Eastern 204	10:46 a.m.
1:09 p.m.	Eastern	2:09 p.m.
2:35 p.m.	United	4:33 p.m.
3:25 p.m.	United	4:29 p.m.
6:20 p.m.	Eastern	7:22 p.m.
3:59 ~~p.m.~~ A.M.	Eastern	6:33 ~~p.m.~~ A.M.

Return flights for October 21, 1970.

Leave Durham		Arrive Atlanta
9:05 a.m.		10:23 a.m.
11:05 a.m.	Ea 377	12:23 p.m.
12:20 p.m.		1:24 p.m.
6:00 p.m.		7:12 p.m.
6:30 p.m.		7:38 p.m.
8:47 p.m.		11:20 p.m.
12:05 p.m.		1:26 a.m.

Arthur C. Campbell April 5, 1971

Flight Reservations to and from Jackson, Mississippi April 6-8th

Departure

Leave Atlanta	8:39 a.m.
Arrive Jackson	9:20 a.m.
Delta Flt. #	427

Hertz rental car will be waiting at Jackson Airport

Return Flight

Leave Greenville	3:55 p.m.
Arrive Memphis	4:23 p.m.
Southern Flt. #	34
Leave Memphis	5:20 p.m.
Arrive Atlanta	7:20 p.m.
Delta Flt. #	801

Reservations are confirmed at the Holiday Inn in Greenville, Mississippi for Wednesday and Thursday nights.

NOTE: NO PAYMENT WILL BE MADE UNLESS THIS FORM IS COMPLETED. ALL RECEIPTS, INCLUDING TRAVEL STUBS, HOTEL BILLS, AND MEAL TICKETS MUST BE ATTACHED TO THIS FORM WHEN SUBMITTED FOR PAYMENT.

EXPENSE ACCOUNT

SOUTHERN REGIONAL COUNCIL, INC.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Date April 19 19 71

TRAVEL (type of transportation & destination)

By car to Americus, Georgia (Koinonia Farm)

430 miles $ 43.00
(Auto @ .10 per mile)

TAXICABS & LIMOUSINES, ETC.

$

HOTEL (dates & places)

$

MEALS

Gift to Koinonia in leiu of Meals

$ 10.00

OTHER EXPENSES (itemize)

$ 7.00

TOTAL $ 60.00
Less Advance $
Total due $ 60.00

SIGNED Moreland Griffith Smith
(Please type or print)

ADDRESS Staff CITY & STATE
Zip Code

DATE & PURPOSE OF TRIP April 17 - to survey existing low-cost housing in the Southeast.

Jackson, Mississippi

FLIGHT RESERVATIONS

Arthur Campbell

April 19 - 21st

April 19, 1971

Leave Atlanta	4:55 p.m.
Arrive Jackson	5:00 p.m.
Delta Flight #	703

April 21, 1971

Leave Meridian	5:10 p.m.
Arrive Atlanta	7:31 p.m.
Delta Flight #	310

Rental car will be waiting at the Jackson Airport. You will be responsible for telling the agency that it is a one-way car. Airlines do not do that!

You have guaranteed reservations for the Travel Lodge located near the Jackson Airport for the 19th.

I will need your card, and the attached signed so I can pick up your tickets this afternoon.

THANX

Moreland G. Smith

FLIGHT RESERVATIONS

May 10 - 11th 1971

Departure Flight
Sunday evening, May 9th

Leave Atlanta	7:45 p.m.
Arrive Tallahassee	8:36 p.m.
Eastern Airlines Flight #	549

Return Flight
Tuesday evening, May 11th

Leave Tallahassee	4:30 p.m.
Arrive Atlanta	5:30 p.m.
Eastern Airlines Flt. #	100

I will pick your tickets up at the ticket office tomorrow at noon.

April 27, 1971

Mr. Smith:

I called Mrs. George Lewis (Mrs. Clifton Lewis) in Tallahassee to confirm May 10th and 11th as dates you would be in Tallahassee. There is a meeting scheduled on the 10th at 9:00 a.m. that you will need to attend. She suggests that you either try to get a late flight out Sunday night or a early morning flight out on Monday morning. After you have made your reservations, we should call ~~you~~ her back so she can go ahead and make hotel reservations for you. She will meet you at the airport when your flight arrives.

I checked on flight into Tallahassee for Sunday night and Monday morning. I'am listing them below:

Sunday night

Eastern airlines only has one flight in the evening going into Tallahassee. 7:45 p.m. and arrive in Tallahassee at 8:36 p.m.

Monday Morning

Early bird flight which leaves Atlanta at 6:15 a.m. and arrive in Tallahassee at 7:03 a.m.

Return 11th from Tallahassee - aft.
around 4:00 p.m.

Leone
Arrine
H

Mrs. George Lewis - Tallahassee, Florida called; you had tentatively given her three dates on which you would be able to go to Tallahassee to work on low-cost construction at FAMU. The Tentative dates were May 10th 11th, 12th. She would like you to come down on May 11th and 12th. Can you confirm this. Her tele: 385-1835. She needs confirmation as soon as possible!

904

11 + 12 Confirmed

Mrs. Lewis

directions on meeting

Home

Send to Hotel

Reservation

13th

During the past month & my involvement, working with and getting

385 - 1835

Low Cost construction

TAMU

Mrs. Harry Lewis

Smith Community to Tallahassee

10 - 11 - 2 Mrs

Low

State government, TA

Reach himself

NOTE: NO PAYMENT WILL BE MADE UNLESS THIS FORM IS COMPLETED. ALL RECEIPTS, INCLUDING TRAVEL STUBS, HOTEL BILLS, AND MEAL TICKETS MUST BE ATTACHED TO THIS FORM WHEN SUBMITTED FOR PAYMENT.

EXPENSE ACCOUNT

SOUTHERN REGIONAL COUNCIL, INC.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Date May 12, 19 71

TRAVEL (type of transportation & destination)

Air travel to Tallahassee, Florida (see attached) $ 50.00

(Auto @ .10 per mile)

TAXICABS & LIMOUSINES, ETC. $ 12.00

HOTEL (dates & places) $

MEALS

Breakfast, Lunch and Dinner for 2 days $ 13.42

OTHER EXPENSES (itemize) Drinks $6.00; Telephone $1.00; Tips $1.00 $ 8.00

TOTAL	$ 83.42
Less Advance	$
Total due	$ 83.42

SIGNED Moreland Griffith Smith
(Please type or print)

ADDRESS SRC Staff CITY & STATE Atlanta, Georgia 30303
Zip Code

DATE & PURPOSE OF TRIP Assessment of project to alter Florida State Building code for lower cost building construction - Tallahassee Florida, May 10-11, 1971.

Memorandum May 13, 1970

To: Moreland Smith

Bob Anderson

From: Mozell Varner

Re: Hotel and Flight reservations to Jackson, Mississippi May 19-21.

Listed below are your flight reservations to Jackson, Mississippi:

May 19th - Tuesday afternoon

Leave Atlanta	4:55 p.m.
Arrive Jackson	4:56 p.m.-Miss. Time
Flight #	703

Return Flight - May 21, Thursday

Leave Jackson	12:46 p.m.
Arrive Atlanta	3:19 p.m.
Flight #	506

tickets will be mailed

Hotel Reservations:

Reservations have been confirmed for the Downtowner Motor Inn in Jackson, Mississippi (19th - 21st). Two singles.

Mozell, I cancelled all reservations, you get credit for travel please

Nobbie

1971

ITINERARY

July 29-31st

For: Arthur Campbell
Edward Cazayoux

Thursday, July 29th

Leave Atlanta 7:30 a.m.
Montgomery, Ala. 9:30 a.m. - 11:00 a.m.

State Highway Department I-59: proposed route and access points

Livingston, Ala. 2:00 p.m. - 6:00 p.m.

County Tax Assessor, Sam Webb: ownership patterns between sites. (topos, plat maps.

Farmers Home Administration - physical housing construction and design standards for loans - grants for construction of small water systems.

(After 6:00 p.m. - can be reached at: (205) 652-7406 - Meeting Hall of the Panola Landbuyers Association)

Friday, July 30th

Livingston 9:00 a.m. - 11:00 a.m.

County Engineer - water, sewage systems (I-59)

Local Realtors - land prices

Panola 12:00 a.m. - 6:00 p.m.

Field Survey of Tract # 2

Saturday, July 31st

Panola 10:00 a.m. - until

Annual meeting - Panola Land Buyers Association - Questions regarding: Program proposals and future land use

Mozell

KENYAN-AMERICAN SUMPOSIUM ON ARCHITECTURE AND URBAN DESIGN

GROUP C (BLUE LUGGAGE TAGS)

Trip planned by: Professional Seminar Consultants
3194 Lawson Blvd.
Oceanside, N.Y.
11572

Flight Schedule and Hotel Itinerary for:
(Phone of Travel agent: 516-536-7292)
MRS. M. G. SMITH

MARCH 18	**EVENING DEPARTURE FOR NAIROBI**	
MARCH 19	**ARRIVE NAIROBI**	
Saturday, March 20	Kenya*	Nairobi Hilton Hotel
Sunday, March 21	Kenya	Nairobi Hilton Hotel
Monday, March 22	Kenya	Nairobi Hilton Hotel
Tuesday, March 23	Tanzania	Keekorok Lodge
Wednesday, March 24	Tanzania	Lobo Lodge
Thursday, March 25	Tanzania	Ngorongoro Crater Lodge
Friday, March 26	Tanzania	Lake Manyara Hotel
Saturday, March 27	Kenya	Nairobi Hilton Hotel
Sunday, March 28	Kenya	Nairobi Hilton Hotel
Monday, March 29	Kenya	Treetops
Tuesday, March 30	Kenya	Mt. Kenya Safari Club
Wednesday, March 31	Kenya	Nairobi Hilton Hotel
Thursday, April 1	Arrive New York 12 Noon (N.Y. time)	

NOTE: Your final day-by-day itinerary will be given to you at the Nairobi Hilton Hotel. All activities planned for Nairobi will be shown at that time (native dancing, sightseeing, visit to Nairobi National Park, etc.) * Please note: The country is written in, but naturally comes after the hotel in the address

MEMO FROM THE DESK OF:

ART CAMPBELL

M Varner:

Please make reservations to B'ham on an early a.m. flight on Tues. Feb. 23rd (Reserve a one-way rental car to Montgomery)

Return on 6 p.m. Delta flight from Montgomery -- some day.

Leave 6:35 — Birmingham 6:13

Delta Jet 309

Return from Montgomery 7:31

5:57 — Delta

Ft. 310

Gat

FLIGHT RESERVATIONS

Meridian, Mississippi

April 28 - April 29th

Departure from Atlanta - April 28th

Leave Atlanta	10:20 a.m.
Arrive Meridian	10:23 a.m.
Southern Airlines Flt. #	17

Return to Atlanta - April 30th (Friday)

Leave Meridian	12:16 p.m.
Arrive Atlanta	2:04 p.m.
Southern Airlines Flt. #	16

Pick up tickets at airport 30 minutes before departure time.
Hertz Rental Car reserved at the airport.

AIR RESERVATIONS TO WASHINGTON, D. C.
Leaving Wednesday morning, March 24th - Returning Friday evening, March 26th.

Departure, Wednesday morning

Leave Atlanta	6:15 a.m.)	
Arrive Washington	7:35 a.m.)	TOURIST
Delta Flight #	695)	

Return, Friday evening

Leave Washington	6:00 pm.)	FIRST CLASS
Arrive Atlanta	7:34 p.m.)	
Delta Flight #	721)	

RESERVATIONS CONFIRMED FOR WED-THURSDAY AT QUALITY MOTEL

ARTHUR C. CAMPBELL

Flight Reservations to Chapel Hill, N. C. - Raleigh-Durham Airport

<u>Monday, December 7th</u>	Tourist	
Leave Atlanta	9:45 a.m.	No singles
Arrive Raleigh-Durham Airport	10:41 a.m.	Can share with Moreland
Eastern Airlines Flight #	776	

<u>Tuesday, December 8th</u>	Tourist	
Leave Raleigh-Durham Airport	6:16 p.m.	
Arrive Atlanta Airport	7:26 p.m.	
Eastern Airlines Flight #	615	

Tickets will be mailed

Mozell Cozy

RESERVATIONS FOR A.C.C. & H.B. to and from Jackson, Mississippi

December 12th

Leave Atlanta	8:39 a.m.
Arrive Jackson	9:20 a.m.
Delta Flight #	427

Return

Leave Jackson	2:34 p.m.
Arrive Atlanta	5:09 p.m.
Delta Flight #	618

WILL PICK TICKETS UP TOMORROW AT NOON.

Memorandum

To: Horace Barker and Arthur Campbell

From: Mozell Varner

Re: Flight and Hotel Reservations to Jackson, Mississippi for June 18-19.

Listed below are your hotel reservations and flight reservations to Jackson, Mississippi. Reservations have been confirmed at the Admiral Benbow Motel in Jackson for the night of June 18th. One double room - twin beds.

Departure flights- June 18

Leave Atlanta 7:22 p.m.
Arrive Jackson 7:17 (Jackson time) p.m.
Delta Flt. # 641

Judy Crabbe will meet you at the airport

Return Flight - June 19

Leave Jackson 5:30 p.m.
Arrive Atlanta 7:26 p.m.
Delta Flt. # 526

Pick your tickets up at the airport ticket counter 30 minutes before departure time.

M-

to Info

M.

SMITH TRAVEL AGENCY

Itinerary for Dr. and Mrs. Benno Frank, Mr. and Mrs. Moreland Smith

December 11

9:00 a.m. (8:00 a.m. Montgomery time) Leave Atlanta. Travel via Interstate to end, then via U.S. 29 to Newnan and Lagrange to see old homes. Continue through West Point to Fairfax to purchase towels at mill. Return to Interstate, thence to Auburn. Travel via Alabama 14 to Durrs' home near Wetumpka.

1:00 p.m. Lunch at Durrs'.

3:00 p.m. Travel to Montgomery and tour the city, seeing residential section, Huntingdon College, Alabama State College, etc.

5:30 p.m. Visit Shaffers'.

7:00 p.m. Take Shaffers, Kirkpatricks, Olive Andrews to dinner.

10:00 p.m. Spend night at Diplomat Motel or equivalent.

December 12

9:00 a.m. Leave motel for visit to State Capitol building, Indian exhibit at Dept. of Archives and History. Proceed to Lowndes County, visiting Lowndesboro and Hayneville, seeing old homes, cotton gin, courthouse, countryside, black and white residential areas, churches. Pick up lunch somewhere at noon.

3:00 p.m. Arrive at Charles and Ellen's farm to see restored log cabin and fish ponds.

4:30 p.m. Leave Montgomery for Tuskegee.

5:30 p.m. Arrive Tuskegee, Dorothy Hall. Rest.

6:30 p.m. Dinner at Dorothy Hall for Fosters, Helen Dibble, etc.

December 13

9:00 a.m. Tour of campus, visiting hospital, engineering building, School of Nursing, etc.

12:00 noon Lunch at Dorothy Hall.

3:00 p.m. Attend concert by Tuskegee Choir in Tuskegee Chapel, after which have guided tour of the building.

6:00 p.m. Light snack in Dorothy Hall, then return to Atlanta.

10:00 p.m. Arrive Atlanta.

116 19th St. E.
Tuscaloosa, Ala. 35401
19 July 1968

Mr. Moreland G. Smith, FAIA
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

I have enclosed a beief survey of the major points concerning the housing situation in Tuscaloosa at the present time. I hope this will be helpful to you.

We would like to arrange a meeting with you or with someone whom you might recommend, as soon as possible. In fact, we would prefer to set this meeting as early as next week, if possible on Tuesday, July 30, Wednesday July 31, or Friday August 2. If none of these is feasible, then Tuesday or Thursday of the following week (August 6 or 8) would be desirable.

We plan on having a meeting in the late morning or early afternoon with representatives of various civic groups interested in studying the housing situation in Tuscaloosa, and another in the late afternoon or evening to which members of the Housing Commission, local realtors, landlords and other interested persons would be invited.

If there is any other information or clarifications that you may need, please call me at 205-758-7306.

Sincerely yours,

Emmett Parker

Emmett Parker, Housing Chairman
Tuscaloosa Council on Human Relations

A Brief Survey of Housing Conditions Among the Poor in the City of Tuscaloosa

1. Of approximately 20,000 dwellings in the city:

   a) 4,500 are listed as sub-standard

   b) 3,600 of this 4,500 are occupied by negroes; 3,000 of them are occupied by rentors; the additional 600 are owned by their occupants.

   (These figures are those of the Tuscaloosa Housing Authority; we think they are somewhat conservative, but until we can arrive at more precise statistics of our own, we have to accept these.)

2. As far as we can tell, the Housing Code of the City of Tuscaloosa closely follows Federal guidelines; however, we are told that it is largely unenforced for the following reasons:

   a) the city employs one housing inspector whereas it is estimated that at least three to five full-time inspectors are needed.

   b) there appears to be considerable reluctance on the part of the City Commission to enforce the code. In fact, the city itself owns and rents to Negroes a substantial number of sub-standard houses. These houses are in an area designated to become an industrial park; the city refuses to make meaningful improvements intthese houses.

3. There is not, at present, enough publicly or privately owned low-cost, standard housing into which occupants of existing sub-standard housing can be relocated.

4. There do exist 660 public housing units for both negroes and whites, with 106 new units for negroes now under construction.

   a) 30 to 36 public housing units are now vacant in spite of the great number of families occupying sub-standard units and in spite of a long waiting list of applicants for public housing.

   b) Regulations governing occupancy of public housing appear to be excessively stringent and, in some cases, contrary to federal guidelines and court decisions (e. g., no women separted from their husbands, or unmarried women with children are accepted).

   c) The City Commission appears unwilling to approve construction of further public housing, apparently under pressure from local realtors and landlords.

   d) When public housing is approved(as in the case of the 106 units mentioned above which were approved solely for the purpose of relocating negro families living in an area designated for urban renewal) they tend to be built in thewestern section of the city, thus reenforcing a westward flow of the negro population to the point where there is serious danger of a massive ghetto being formed.*

* As a matter of fact, the urban renewal area is on the east side, while the relocation area has been located across town. All of which means that the 106 negro families involved will be removed from proximity to the churches, schools, etc. that they have habitually attended.

SH
AR
MO
38 Peachtree Circle, N.E.
Atlanta, Georgia 30309
& ADAMS
ERS

DEPARTMENT _____ SHEET NO. _____
COMPUTED BY _____ DATE _____
CHECKED BY _____ JOB _____

Raul:

Stuff from Tuscaloosa for your information

Morelit

Thanks

On August 1, 1968, the national government in the enactment of the Housing and Urban Development Act of 1968 made a renewed commtiment to a national goal of "a decent home and suitable environment for every American family" by providing for Federal funds regarded as suggicient to replace all existing substandard dwelling units. To give the commitment reality and meaning to the local community, the Council on Human Relations believes that the following basic strategies should be adopted:

First: The supply of housing suitable for low-income families to be expanded on a massive basis;

Second: The Housing Code for the City of Tuscaloosa to be employed as an instrument to improve opportunities for decent housing for all citizens;

Third: The rights and duties of tenants in low-cost public housing regarding admission and continued occupancy to be defined, clarified and enforced consistently with the general purpose of public housing and the constitutional requirements of due process.

Fourth: Open-housing legislation and relevant court decisions to be translated into open-housing action.

To put these broad strategies into effect, Council recommends community planning and efforts in the support of the following proposals:

1. A program of homeownership for the poor through the construction by provate concerns of inexpensive homes for sale to families earning as little as $3,000 annually under the national government's interest subsidy program;

2. A program for the construction of low-rent apartments by non-profit or limited-profit corporations under the government's interest subsidy program;

3. A program for the construction of additional public housing units;

4. A program for the construction of new rental units or the renovation of existing units by non-profit landlords under the government's rent-supplement program.

5. The implementation of the Housing Code so as to provide more effective procedures for enforcement of the code by extending the range of available legal remedies to deal with the wide spectrum of housing problems of differing severity;

6. A program of training, counseling, and pilot demonstration projects to encourage occupant understanding for housing and area maintenance;

7. A study of existing Housing code enforcement procedures and organization with a view to more efficient and effective enforcement of the Code's provisions;

8. A study of Housing authority regulations establishing admission and eviction policies applicable to tenants in low-cost housing;

9. Adoption of a policy to the effect that the denial of admission or termination of the lease to be permitted only on reasonable grounds having to do with tenant behavior with respect to other housing authority tenants and property thus eliminating the broad and arbitrary exclusion of low income families from public housing because of family "social problems" and without regard to the characteristics of the particular gamily and its housing needs;

10. A program of voluntary community action designed to disseminate information concerning available housing to minority groups and the desirability of open housing;

11. A program to reorient federal housing programs to place more low and moderate income housing in non-slum areas.

12. An effective educational program to help the general community at large to see the great value and profit to all the community of good housing for the poor.

HOUSING FOR LOW INCOME FAMILIES

A group with program development, real estate development, design, finance and community organization capabilities is interested in providing privately financed occupant-owner housing for poor people.

Our main interest is in developing condominiums, not only to provide adequate housing for persons in the poverty range, but also to use this opportunity to increase the economic viability of the owners and to favorably affect other problems common to the target population. We will, however, consider alternatives and variations to meet the requirements and differences of local conditions and prospective sponsors, and we will consider projects in which we would provide one or more of the component operations or in which other kinds of development, such as shopping facilities, are involved.

It is our belief that, with the favorable F.H.A. mortgage insurance already authorized, we can provide appropriate quality housing for low income groups not presently being given consideration in the housing market. Our idea includes interrelated housing, finance and program design, as follows:

(1) Volume construction of condominiums with modest developer profits will put monthly costs in the range currently paid for much slum rental, with the additional social benefits of home ownership.

(2) Architectural design appropriate to the uses and family structure of poor people will reduce the incidence of default and deterioration. Such design would probably include more bedrooms to increase individual privacy and semi-detached rooms for the frequently present peripheral family member whose income or housekeeping economic value often provides the margin for economic success. Provision of needed common spaces, such as for day care centers, will also affect both the quality of life and the financial ability of unit owners.

(3) Depending on favorable local land cost, taxation and construction factors, along with the availability of favorable interest rates and long term, high percentage mortgage insurance, we propose to provide 4 to 6 bedroom units in the range of $50 to $75 monthly cost, including taxes, insurance and maintenance of common areas as well as mortgage and interest.

(4) We propose to provide the education and organization needed to attract low-income buyers, help them prepare for ownership and occupancy, help them organize to meet common problems including consumer, credit, employment, legal and group living problems, and use of community agencies, as well as to conduct the business of the owner-association.

(5) We propose to provide for stabilizing and continuing needed organization by participation of established community groups, along with the developer, as unit owners with immediate involvement and adequate legal recourse. Other devices will be used for this purpose when possible, such as providing a variety of management skills through the recruitment of owners.

We welcome the opportunity to submit specific proposals and will accept restrictions to safeguard the transmission of specially provided advantages, such as land cost or tax abatement, to the proposed low income owners.

Contact for the group is Al L. Vreeland, P. O. Box 6211, University, Alabama, Telephone: area code 205, 758-0073.

PLANNING

T&D

For Release: after 12 Noon, Monday,
January 16, 1967

"NEW DIRECTIONS IN METROPOLITAN DEVELOPMENT"

Remarks by Robert C. Wood
Undersecretary, U. S. Department
of Housing and Urban Development

Development Forum, Urban America, Inc.
Boca Raton, Florida, January 16, 1967

Summary:

The development patterns of existing metropolitan areas are the crucibles for improving urban life for the majority of Americans. New legislative tools--particularly the Metropolitan Development provisions of the 1966 Housing Act, and new technological tools--particularly the technique of systems analysis--make it possible for the suburban frontier to grow in an orderly and coherent manner. The newly established national Commission on Codes, Zoning, Taxation and Development Standards, headed by former Senator Paul Douglas, is a major step forward.

In order for this orderly development to happen, a commitment to professional excellence in public and private sector alike is required. Both developers and government must pass up the "easy solutions" of present patterns of land acquisition, planning and building in favor of "hard choices". These choices include careful attention to community infrastructure, rigorous analysis of future needs, realistic planning and devices to make this planning effective. The Government must continue to be involved in urban research and development, the "Pay-off" of which benefits the entire community.

NEW DIRECTIONS IN METROPOLITAN DEVELOPMENT

I take this occasion, first to salute Urban America. It is an organization of comparable life span with HUD, with a similar pattern of merger and consolidation, and one that has already demonstrated its great utility to the urban cause.

Since our beginnings, the two organizations have been closely intertwined. Exchanges of people, of ideas, of programs, have been frequent -- indeed, on the personnel side, as I review the brain-drain from HUD, perhaps too frequent. But the benefits that have flowed to public programs by Urban America's actions -- organizing new technical competence in the building industry -- providing technical assistance to non-profit groups interested in building housing for lower income groups -- fostering new means of communication with local officials, by making more visible urban needs to influential audiences -- are compensatory. Taken together they demonstrate the promise and power of enlightened private action in urban affairs and the feasibility and necessity of private and public collaboration.

It is on this foundation of what economists a generation ago called "the mixed economy", of what more recently has been dubbed "the profit plus" motive that I talk today. My aim is not to reiterate commonplaces:

--- that the meeting places of business and government are no longer battle-grounds.

___ that private enterprises operate with far more complex set of motives than appear on a balance sheet.

--- that government has long since, especially in the housing field, found it beneficial to use private mechanisms to secure public purposes.

I take these propositions as givens constantly demonstrated. Indeed, President Johnson's proposal for the consolidation of the Departments of Commerce and Labor to emphasize emerging manpower and development programs is a recent case in point. It underscores the changing organizational needs of a technological economy, and disposes of obsolete concepts of how the government helps assure that this nation produces and prospers.

Rather, I want to explore some of the specifics of our common endeavors -- the mutual concerns we have; the mutual responsibilities to be exercised and mutual deficiencies that need to be corrected if we are to succeed. My focal point, in terms of this forum's agenda, is metropolitan development -- the future course of the existing patterns of urban settlements where most Americans now live and where most will live in the next generation. My concern is with the sinews of our spread cities -- the investments and the decisions that tie together the homes and the lives of its citizens.

I appreciate the other and exciting options that exist. This is a moment of unique opportunities for mastering the urban environment.

A convergence of population trends, sustzined public attention, revolutionary technical capabilities, and new legislative tools, both

compel and permit us to experiment.

If we are to build urban complexes that serve, in President Johnson's words, "not just man's welfare but the dignity of his spirit":

We shall have to redouble our efforts to make older cities more livable, to attack seriously the condition of the ghetto. My colleague, Ralph Taylor, will be speaking to you on aspects of these efforts tomorrow.

We shall also have to develop new patterns, new communities designed for the future. Our discussion this morning brought out the problems and the high adventure which lie ahead on this front.

But, we shall have to bring more order and coherence in the continuing process of metropolitan development.

--- First, because it is in the suburban ring of our metropolitan areas that the bulk of urban America lives.

--- Second, because it is this "middle country" in which developers have, and will continue to have, their greatest influence -- both in number and in dollars.

--- Finally, because this middle country is too often overlooked by the vanguard of urban strategists. The quantitative and qualitative importance of suburban development tends to be eclipsed in the public's attention by the journalistic sex appeal of the mores and folkways of the suburban family.

The urban ghettos have considerable claim on our common humanity; new communities arouse great expectations. Yet an equal challenge for the next decade lies in controlling the volatile patterns of metropolitan land use, in finding alternatives to sprawl, in solving the difficult problems of extending and upgrading suburban community facilities and services.

In guiding metropolitan growth, we begin, public and private sectors alike, with some mutual hard facts.

Government and industry are both prisoners, to some extent of the demographic tables. These are quite clear on three points:

First, we are on the verge of an indefinite period of rapid urban population increase. Having housed the war babies, we shall soon have to house the families of their babies. Starting in 1970, the population projections go up precipitously. This working generation must be a generation of city builders unparalleled since the Massachusetts Bay Company started to develop New England.

Second, this growing population is shifting rapidly and unevenly, compounding the task of ordering development, depositing different requirements on different parts of the Continent. One quick fix on the moving target of metropolitan development is the transformation of that American landmark, major league baseball. In the past decade we have seen the St. Louis Browns moving to Baltimore; the Boston Braves to Milwaukee and then to Atlanta; the Washington Senators to Minneapolis; the Philadelphia Athletics to Kansas City; the Giants to San Francisco

and the Dodgers to Los Angeles. In short, the era of fixed urban dominance is passed. Sizable metropolitan areas are busting out all over. They require common understanding and approaches.

Third, the growing, mobile metropolitan population is clustering. Large metropolitan areas grow larger and tend increasingly to dominate their states. The Baltimore metropolitan area contains 53% of Maryland; Chicago 62% of Illinois; Boston 60% of Massachusetts; Detroit 48% of Michigan. Metropolitan goliaths are merging: Greater Pittsburgh extends from Altoona to Wheeling; Cleveland merges with Akron; San Francisco joins Oakland, San Jose, Stockton. In Florida, the area from here through Fort Lauderdale and Miami is, to all intents and purposes, a single megalopois.

So, the "spread city" is here to stay. The reality of this situation, which only the romantics -- perhaps -- still doubt, is amply demonstrated in the decision by Bell Telephone to issue separate directories for growing suburban sectors of metropolitan areas.

Together, then, I think we agree, that the metropolitan area -- and particularly its growing fringe -- is at least the quantitative frontier of the future.

I think we can also agree that it is difficult terrain in which to work. The legacy of forced-draft suburban development after World War II, is an almost rigid set of requirements on public facilities and services, on zoning and development standards.

So is the existing pattern of local governments, each with its peculiar habit ; patterns and development practices; each with limited jurisdiction. Given these constraints of low density settlements and divided authority, the pressures on public service and facilities -- in transportation, recreation, utilities, schools, and amenities - spiral upward in geometric proportion. Yet the need is clear for imparting whatever coherence to structure and style we can to the existing suburbs, and assuring that the next generation of development does better. The concerns are common to us all; We are all taxpayers, all neighbors in the middle country.

Mutually accepted facts, mutual concerns, lay the basis for mutual responsibilities. Here, the first is to avoid the obvious. Urban affairs and issues are, for the first time, enjoying the public spotlight. In the wake of reapportionment, state legislatures are setting up committees on the cities. The press and television are giving serious and continuing coverage to city problems and their explosive aftermath. Bar associations, civic organizations and other professional groups show increasing interest in urban issues. Metropolitan issues - safety, good housing, orderly growth - are for the first time high on the public agenda.

In this atmosphere, the temptation to crisis-oriented, simplistic solutions is strong. Radical proposals for reform of government structure, developments standards, public intervention abound. So do cynical counter-proposals for continuing to do what comes naturally in the acquisition

and development of land.

The enormous numbers of new suburban Americans to be housed, educated, and transported can be treated as an occasion for revolution in policies and structures. Or they can be regarded simply as a fortuitous demand situation. In my judgment neither position is realistic or responsible.

We will not transform the capacities of local government or private development enterprises overnight. But neither can we afford to continue the repetitious patterns of development and parochial patterns of local government.

The critical requirements for both parties is a condition of professionalism expressed in two ways: self-discipline in spirit and competence in technique.

For community building so intermingles the public and the private concerns, that neither purely market nor purely governmental considerations can dominate. So, the professional style becomes imperative.

Max Weber articulated this role 50 years ago when he defined the ethic of responsibility. Where individual men hold great power to alter the course of events, he pointed out, but lack sure knowledge of the consequences, they constrain their actions and check their exercises of authority, until events confirm their goals. The new and uncertain game of city-building needs to take this injunction to heart.

In the matter of self-discipline, it is important to recognize that, while rebuilding old cities has a built-in discipline of develop-

ment imposed by the existing patterns, the process of metropolitan growth does not. It is often up to the leader to impose professional restraint. They can decide to invest their skill and know-how in careful analysis and planning -- or decline that investment. They can work with local governments on sensible revisions of building, zoning and tax codes -- or avoid such a process. They can use and improve upon the newest building technology -- or ignore it.

On these choices turn the issue of whether or not communities horizons are extended or contracted.

Let me make clear that a call for self-discipline is not a call for financial sacrifice. Good design, careful planning, innovation, and concern with human needs are demonstrably good business.

As developer Jim Rouse, in his recent Congressional testimony said: "Columbia, by producing an outstanding profit, will speak loud and clear to the city building industry. It will induce attention to a good environment as the right product in city building. It will warn against the unmarketability of sprawl. It will lift attention to genuine respect for nature and the family".

The same self-discipline and governmental incentives are very important in metropolitan development.

No amount of discipline and innovation by private developers, however, will give coherence to metropolitan growth, unless the government assumes <u>its</u> responsibility for more realistic and effective planning.

New capabilities, new dispositions to deal seriously with the development process on a regional basis have to appear in the public sector.

This is the premise that inspired the Metropolitan Development aids enacted by Congress last fall. These aids aim to provide incentives to local communities to undertake development programs in accordance with comprehensive metropolitan plans.

In a great many communities, these plans have been around for a decade. We think its time that someone acted upon them. If so, these plans will exercise a strong pull in the direction of orderly development.

The metropolitan planning incentives - as many of you know - are in the form of supplementary grants of up to 20% of eligible project costs for those federally assisted programs that have a direct bearing on urban growth. The grants will augment existing Federal assistance to programs for water and sewage facilities, transportation facilities - including transit, highways and airports - open space, beautification and recreation programs, libraries, hospitals and medical facilities.

Whether this kind of incentive will be useful depends on both public and private capabilities for making the planning process realistic and for responding to its dictates. So, the second element of professionalism - competence in technique - comes into play. For if plans are to be used, they must be feasible, realistic and practical, designed to improve present patterns of settlement and accommodate new

ones. They must include not just pictures of great expectations, but ways and means of removing the impediments to action.

To do this, our new legislative tools must be supplemented by the tools of modern technology: the whole wizard's notebook of advanced computers, materials research, information systems, simulation theory, communications engineering, systems analysis, and much more.

We hear a great deal these days about "systems analysis" or systems approach. Being fashionable, these terms are used in as many ways as there are shades of blonde in a chorus line. But the concept is important - not because it is magic or "in" - but because it is a technique for manageably dealing with very complicated problems - for getting a handle on reality.

When we talk about applying systems analysis to metropolitan planning, we are not trying to add another layer of academic sophistry to an already jargon-laden process. We are describing a way to make planning work by relating it to what is really happening, by making it realistic and precise.

Here, the public sector has a special responsibility to develop, apply, refine the general approach to the specific problem. As the morning's discussion indicated, private industry is already well engaged in the process. But as economist, Carl Kaysen, concluded in studying the question of basic research in science: Companies can and should be engaged in such research both in the hope of commercial

"fall-out" and because of the stimulating effect on their other professionals.

But the market mechanism could not and should not be expected to provide an adequate flow of financial support. Since the "pay off" benefits the entire community both directly and indirectly, expenditures on basic science, Kaysen points out, should properly be regarded as "social overhead," as "capital investments in the stock of knowledge."

If this is true in the electronic and chemical industries, it is equally the case in urban affairs - in the areas of housing, safety, education and social services, and transportation.

Individual communities and companies with imagination can bring some innovation to the solution of many immediate urban problems. Yet systematic research on urban needs will almost certainly require national efforts, using both Federal and private capabilities. HUD is firmly commited to this goal.

One major step in this direction is the creation of the Commission on Codes, Zoning, and Taxation and Development Standards that President Johnson announced last week to be headed by former Senator Paul Douglas. Its present membership represents individual authorities in their fields, but its approach will be one of early and continuing involvement of the know-how of practitioners and the proponents of change. Here, we hope to improve the prospects for effective application of effective planning.

The Model Cities Program also encourages a kind of "systems approach" of general urban applicability: the identification of goals, attention to related needs, mobilization of resources, and experimentation. Mr. Bogard made clear how useful - even essential - this approach is in the development of new communities.

If we can bring to the development of suburban metropolitan areas, a similar problem-solving attitude, a similar receptivity to careful answers, we may by professional competence prevent their long, dismal slide into mediocrity.

Prescriptions of professionalism in attitude and method, of course, appear to be an elusive strategy for metropolitan development. The temptation is strong to deal in more specific terms:

--- the requirements for capital

--- the need for a thorough-going review of Federal, State, and local law long on the books and now to be adjusted to new purposes

--- the revision and streamlining of adminstrative procedures to provide more predictability and speed to the government process.

No one doubts the urgency of these reforms.

Yet, as crucial and critical as these specific and technical adjustments may be, they are barren without the underlying commitment to professional competence and quality. For the plain truth is that although we will forge in the next few years the long-term urban mold

for the United States, there is no cosmic imperative on the side of excellence or sensitivity. Despite the dire warnings of the civic Cassandras, our present suburban structure shows no sign of general collapse.

If we are to change the quality of urban life, it will be because we choose hard work and hard choices, because we choose to experiment and to take risks.

This I understand to be the commitment of Urban America. This is certainly the commitment of Secretary Weaver and the Administration, within proper limits of national authority.

"Those who came to this land", President Johnson has reminded us, "sought to build more than just a new country. They sought a new world....Let us from this moment begin our work so that in the future men will look back and say: It was then, after a long and weary way, that man turned the exploits of his genius to the full enrichment of his life".

Remarks of PHILIP I. EMMER

before

THE NATIONAL COMMISSION ON URBAN PROBLEMS

Honorable PAUL H. DOUGLAS, Chairman

Atlanta, Georgia July 21, 1967

Senator Douglas and honored members of the National Commission on Urban Problems, it is a pleasure for me to appear before you today. I hope that I may contribute in some small part to the answers you are seeking in these hearings.

I will separate my comments into three sections. First, I will address myself to the specific questions that were asked of me in the letter of July 5, 1967, from Senator Douglas; second, there are some remarks to be made about our industry and the agencies that control it; and last, some ideas that have occurred or have been suggested to me from time to time over the past seven years. In this latter respect, I am indebted to many people, but to none more than Gloria B. Richards, who has worked closely with me for the past four years on a Demonstration Program conducted for HUD, and who happens to be here today. I shall start with your questions.

HOW FAR HAVE WE BEEN ABLE TO REDUCE COSTS AND BY WHAT METHOD?

Our lowest costs have always occurred because of the traditional reasons, and when our volume was highest so that we could take advantage of quantity purchasing, more efficient manpower and lower unit overhead. There have been few other substantial methods by which costs have been reduced. On the relatively rare occasions when cost reduction techniques appeared feasible, there was always some bureaucracy standing in the way of performance.

In recent years, with full employment or, more accurately, labor shortages, and plenty of business for all, suppliers and subcontractors have become increasingly independent; and rather than cost reduction, I have seen a rather alarming increase in costs.

ARE THERE ANY ESPECIALLY PROMISING ROUTES TOWARD COST REDUCTION THAT OUGHT TO BE PURSUED--FOR EXAMPLE, THROUGH NEW TECHNIQUES, BUILDING CODE MODERNIZATION, ETC.?

My observations do not indicate a great deal of hope for cost reduction through technology, although we will certainly be able to live in a more satisfactory physical environment. For example, recent improvements in sound conditioning for apartment construction will help people live better, but such improvements cost more, not less.

Most emphatically, though, there are very substantial cost reductions available through building code modernization. One example with which I am currently confronted: the wiring necessary in a rent supplement project in Gainesville, Florida, costs substantially more than what would be required in single-family homes because of building code requirements on conduit which are not necessary in single-family construction. Wiring is available that can be installed safely without conduit and consideration can be made for future needs which could relieve the necessities of conduit. The extra cost in my project is about 30 to 40 thousand dollars which could be spent more beneficially elsewhere.

HOW WOULD YOU EVALUATE THE POTENTIAL--AS WELL AS THE LIMITS--FOR HOME OWNERSHIP AMONG LOWER-INCOME FAMILIES?

The potential is very large. Even after excluding the elderly and ill, those in broken homes without stable or sufficient income and, I guess, most of the people of low- and moderate-income in the large cities, there are still hundreds of thousands, probably millions, in the rest of the country who are possible home owners.

As to whether or not these families can and will make their way, it is my belief that a very large percentage of them will respond presently, and others will reach this level of maturity with the passage of the next few years and the natural leveling action that will take place in the areas of education, job opportunities and the like.

The greatest deterrent to reaching potential homeowners now is the method by which FHA evaluates credit risks. When it becomes commonly known in an area that people are turned down, others resign themselves to the same fate and often don't even make the attempt. Encouraging and arousing low-income families, and keeping their enthusiasm hot is a psychological technique that cannot stand much negativism.

In the study made by Gloria Richards, and concurred in by me, there is indication that some of the FHA qualifying characteristics, while probably very good for middle-income families, do not have much application for those of lower-income. FHA tries to predict the results of six items and based on a rating system, tries to determine whether or not a potential purchaser will be a good mortgagor. I believe that only one of these items, Adequacy of Effective Income, is important. I do not think the others are.

As to the general results, we do not believe there is a substantially predictable pattern between their analyses and the resulting problem cases. About 75 to 80 percent of the failures in our subdivision have come from family disasters which include deaths and marital breakups. Those are generally difficult to predict in advance. In the other failures, there were not more than two or three which we could possibly foretell. Conversely, there are a substantial number of people whom we considered as potential problems that have turned out to be pretty remarkable as far as maintaining their mortgage payments and their home. There are some notable stories that we could tell to illustrate both the good and the bad but time does not allow for that.

While the percentage of foreclosures in our type of subdivision is well above the average, two important facts should be kept in mind: first, the kind of financial experiences these families have had previously and second, the alternatives if we do not encourage home ownership.

In the area of financial experience, loan companies are generally willing to wait a while longer for their money, especially since the interest is accruing at the very healthy rate of three percent per month. Merchants have allowed for the "13-month year," and others in their society have been good enough to require less than agreed-upon performance. So, the stringent regulations of the mortgage companies, Fanny Mae (FNMA) and FHA are the

first experiences these people have had with punctuality. It is necessary that we realize that it is going to be some time before we can anticipate the promptness expected of other segments of our society.

As to the alternatives if we do not encourage home ownership, we will see our problems and/or our costs increase with either the continued existence of expensive slums on the one hand, or equally expensive subsidized housing programs on the other. So that I am not misunderstood, let me make it clear that I realize full well the necessity of such programs, but I believe also there is a great number of families that are stuck in either slums or public housing, who, with a little help, can become taxpayers rather than tax users.

In summary, I believe we are missing a large number of potential home owners because of credit reporting agencies, FHA's mortgagor rating system, and the extremely substantial amount of investigative work required of the mortgagee or builder to prepare the case. Later, I will make suggestions to alleviate some of these problems but for now I hope this answers your questions as to the potential of the market.

WHAT ARE THE CREDIT PROBLEMS AND HOW CAN THEY BE MITIGATED?

Credit problems often come from credit reports. Our experience indicates that Credit Bureaus are often staffed with poorly trained help, generally not competent to make decisions which will affect the future of an entire family. Often such people are prejudiced against minority group families and, when possible, will downgrade their reports. One of the most flagrant problems of credit reports is that derogatory information from years back is maintained while good information is dropped. These items weigh heavily against the potential home owner.

It is no revelation to anyone here that the low-income family, especially the minority family, has lived in a society far different than the balance of our citizens. The small loan companies are a way of life to these people and so too are the loan sharks, high-cost installment purchases, and loans from employers, which make for empty pay envelopes at week's end. They buy poor quality furniture with incredible markups. It seems that all the used cars they purchase have transmission problems. When they buy such a car and find they have major repairs, they either return the car to the lot or have it picked up. The vendor has his down payment and car and the purchaser has a collection account or a judgment, which will forever remain on the credit report. The people who specialize in this market recognize and disregard these credit report comments but FHA does not.

A typical credit problem: In 1961 I took a small deposit and ordered a credit report. The woman had worked for a short time on a job and she had evidently been discharged. The credit report said, "The wife was employed as a maid in a private home but was discharged for dishonesty." I questioned the woman about this and she denied that this was the case. We did not go through with the sale at the time but more than two years later they made another try. The wife had been working on another job for almost two years. We ordered another credit report which correctly reflected her current employment but also said, "His wife was formerly employed as a maid but

was discharged because of dishonesty." A few months ago another report was run on this family and the same comment was there. This woman has now had ten years of employment history, and she is and will forever be plagued by a three-week experience which may or may not have been true, and which nobody bothered to ask her about.

Problems such as these can't be mitigated with the reports we use, but it should be realized that these are not unusual occurrences and should be considered in proper context. Had this been a middle-income family, it is likely that the employee would have had a chance to respond to the charge. It is examples such as these, and I could give you dozens of them, that convince me that credit reports may not fully serve their function.

SOME THINGS THAT CONCERN ME

I have attempted to answer your specific questions and now I would like to add a few additional remarks.

1. In an attempt to solve our low-income housing problems, I can't help but feel that there are too many methods of subsidization being devised; that they are done more for political and public relation reasons than for practicality. They tend to confuse those who do the work, add to the tremendous amount of paperwork required, and create additional costs. Since the name of the game is "subsidy," I believe it would be beneficial to restrict the numbers and types of programs used.

2. In furtherance of this thought, I would like to see you study the rationale of ownership by non-profit groups, rather than by government bodies or profit-motivated companies. From what I have seen and heard, I have some doubts about the not-for-profit groups being the best vehicle for these programs.

3. We have done a great deal to subsidize renters, which may mean that we are encouraging "non-ownership." Home ownership does help to create good citizens and I think emphasis should be given toward encouraging it. There are some ways available to us now to do this which will be mentioned later.

4. One of the nut-and-bolt, everyday-type problems which discourages home builders is the necessity of running the same obstacle course twice while qualifying home buyers. There are many occasions when FHA has approved a home buyer only to have FNMA reject the same family. Sometimes it is hard to believe that these two agencies are members of the same government, much less the same Department. It is my understanding that Congress instructed FNMA to buy certificated 221(d)(2) mortgages without further qualification of the buyer after FHA approval, but FNMA chose to rely upon other regulations which gave her an out. I have the greatest respect for those who have guided FNMA both in Washington and here in Atlanta and I know that people like Mr. Stan Baughman and Mr. Frank Greer, head of the Atlanta FNMA office for many years, are dedicated public servants interested only in doing their job well.

Nevertheless, such policies as the one mentioned do not always contribute to solution of our low-income housing problems.

5. During the summer of 1965, FHA saw fit to eliminate the 40-year provision of the 221(d)(2) program, and make mortgages no longer than 30 years. For a family purchasing a $10,000 home, this increased the mortgage payment by about $5 to $6 per month and the necessary income by $20 to $25 per month. Or, stated another way, it had the effect of eliminating a bedroom from a home they could afford.

   Additionally, the three interest rate increases which took place during 1966 practically finished off the low-income sales market; these increases costing approximately $5 more per month on a $10,000 house.

6. Substantial local ad valorem tax increases throughout the country, and especially significant in Florida due to a change in assessment practices, were an effective coup de grâce. The mortgage term, the interest increase, and the local taxes, taken together with increased costs of production, have boosted the price of home ownership from $25 to $35 a month in the past four or five years so that a home on which the monthly payments were once about $55 are now $85--an astonishing rise of more than fifty percent.

7. Recently I have been working with FHA on a Rent Supplement Project and with our Local Housing Authority on a Turnkey project. For Gainesville, I thought a density of about ten units per acre would be ideal. Yet, FHA, following what they interpret as the intent of Congress, has required me to plan about 16 units per acre. On the other hand, the Local Housing Authority talks in terms of about five units per acre. They are both concerned with the same kind of people in the same city at the same time with the same problems, motivations, and so forth. I would like the record to be clear that I am criticizing neither the local FHA nor the Housing Authority people, both of whom are doing their best. Obviously though, they can't both be right and I am led to conclude that the directives, instructions, and legislation from which they work have to be the cause of the differences. This is one of many variances that exist all down the line and I think that some attempt should be made to resolve them. I do not mean that we should strive for uniformity for uniformity's sake, but rather, to reach the best solutions.

8. When an enthusiastic effort is made to house low-income families through home ownership, there has got to be a number of errors, and so I think it would be well if we were able to devise ways to reduce the cost of mortgage foreclosure and resale procedures. Several possibilities suggest themselves to me, and I would like to recommend that you explore further in this area. It is my understanding from Assistant Secretary Brownstein and his aides that the costs involved in the foreclosure and resale of a $10,000 home are approximately $3,000. Personal observation indicates that some of this cost can easily be eliminated.

9. I think an attempt should be made to cut down the rules, regulations, requirements, forms, conferences, and paper work necessary in the various housing programs. These things create additional cost and confusion,

and I believe that in the long run they cost more than they save. Recently, FHA required that builders keep a special bank account for customers' deposits. I don't believe that an insurance agency has the right to make that kind of demand. They have created an extra bookkeeping procedure; and, the guys who are going to steal deposit moneys aren't going to be stopped by this requirement.

Hopefully, it appears that FHA and HAA are taking steps in the right direction. Signs of it are apparent in the new FHA multi-family processing techniques and in the Turnkey program of HAA.

RECOMMENDATIONS

A. AS TO CONSTRUCTION COST REDUCTIONS:

1. Building codes must be modernized.

2. Labor unions must be convinced that more productivity, rather than less, is in the best interests of everyone.

3. There should be a very substantial training program to create skilled construction workers. It is ridiculous for the existence of an overabundance of unemployed Negroes and a shortage of manpower. I might mention here that I am dead set against "sweat equity."

4. Encourage local communities to reconsider Zoning and Land Development Ordinances, and request that local planners lead the way.

B. AS TO MORTGAGE CREDIT:

1. A new system of analyzing low-income people should be introduced. This system should include personal interviews when necessary.

2. In mortgage credit analysis, FHA should give primary consideration to family income and motivation and very little consideration to other facets that are now considered.

3. Some of the money that is expended in OEO-type programs should be spent among potential home owners. When a family indicates a desire to buy a home, it should be referred to a service that will help them with budgeting, debt elimination, job improvement, etc. Our experience doing exactly this kind of work shows it to be moderately effective.

4. The differences in standards between FHA and FNMA should be resolved so that when a mortgage loan is approved by FHA, it will be accepted by FNMA.

C. AS TO ENCOURAGING HOME OWNERSHIP:

1. Local communities should be sold on the idea that a partial tax abatement system for low-income families who are buying their own homes will produce more revenue than either public housing or slums.

2. Make available to potential home owners some of the same advantages that are given to renters. If we believe in the three percent interest rate, try using it with some of the "upward mobile" of our nation.

3. A lease/option program provided for in the Housing Act of 1965 has been killed by FHA because, I believe, it is considered unworkable. This program has strong possibilities and I would recommend its use.

4. Consider once again the 40-year mortgage specifically for Section 221(d)(2) cases.

5. Consider a flexible mortgage payment schedule in which a family that misses a payment has an opportunity for restructuring their mortgage. This would prevent an awful lot of foreclosures and the attendant costs to both the government and the families. Present forebearance procedures are not satisfactory and it is quite impossible for a family that falls behind to ever catch up again.

6. A period of stress arises during the first one or two years of home ownership. Counseling and guidance programs should be made available to home owners who once again may have problems with budgeting and other circumstances surrounding a new way of life. These services should certainly include family planning and marriage counseling as well as economic advice.

D. AS TO IMPROVING HOUSING AGENCY PROCEDURES:

1. There should be developed some standards of what we really want for low-income families. Should we have a density of five units per acre, or 16 units per acre or something in between? Is it better for interior walls to be plastered or should they be concrete block? Dozens of questions like these need resolution.

2. FHA should reconsider that in its basic function of insuring mortgage loans, they have become engulfed in administrative red tape. Perhaps an outside consulting firm could help eliminate unnecessary regulations and simplify the ones that must exist. Other housing agencies should be encouraged to do the same. To the credit of FHA, I must repeat that there is evidence of movement in this direction.

3. Thought should be given to reducing the number of subsidized programs. There are some apparent solutions suggested in the new Turnkey program where the building industry can produce housing at a normal profit. At the same time, there should be a re-examination of the part that non-profit organizations should play in housing.

4. The entire financing picture should be examined. Discounts on construction loans and permanent mortgages are paid with the same green dollars as other expenses, and yet, they are often not considered in cost analysis.

5. A study should be conducted with the aim of reducing the cost of foreclosure. This would produce very substantive results.

AND IN CONCLUSION

I think that the most positive step made in the direction of solving the type of problems that we have was the creation of this Commission and the appointment to it of such distinguished citizens. This is the most encouraging advance made since I have been a member of this industry and I trust your recommendations will be well received by and most beneficial to the entire nation.

Appearing before you has been a most satisfactory and exciting experience for me. I wish to thank you for your attention.

+

'New Town' Trials

A Planned Community In Virginia Is Forced To Change Its Direction

Gulf Oil, New Boss in Reston, To Stress Tradition More In Bid to Lift Home Sales

Urban Affairs

Can Income Levels Be Mixed?

By MONROE W. KARMIN
Staff Reporter of THE WALL STREET JOURNAL

RESTON, Va.—This dream town that by 1980 was supposed to be home for 75,000 residents happily living, working and playing together amid glamorous surroundings is about to be yanked abruptly back to earth.

The yank comes from hard-headed Gulf Oil Corp.; to save its $15 million investment in Reston, Gulf last month took control of this pioneer but laggard "New Town" from Robert E. Simon, the idealistic New York real estate entrepreneur whose vision launched development here. Now the company wants to make price, design and other changes that will bring more residents to Reston.

At present, Mr. Simon's six-year-old dream, hidden in the Virginia countryside 18 miles northwest of Washington, D.C., is little more then a debt-laden lightly populated (2,700 residents) display of contemporary architecture. And Mr. Simon now holds a flattering corporate title (chairman of the Gulf subsidiary that runs Reston) but has a muted voice in the affairs of the New Town.

Gulf's new man-in-charge is Robert H. Ryan, a Pittsburgh real estate consultant who has had New Town experience in Arizona. What Mr. Ryan does with Mr. Simon's project will hold wide significance for the burgeoning New Town trend in America—a trend that has captured the fancy of many architects, urban planners and government officials, but, in at least some instances, is stumbling on the rocks of economics.

A Dollars-and-Cents Man

Mr. Ryan is a dollars-and-cents man. "Economic feasibility must be a part of good planning and good design," he declares. To create a New Town that succeeds economically as well as architecturally, he insists, "you have to listen to the market." Though his soundings so far have been preliminary, here's what Mr. Ryan foresees for Reston:

Design—The modern row-style town house now prevalent here has not attracted buyers in droves. Hence, traditional architecture will make a comeback at Reston. So will the detached house, which up to now has been assigned a second-class "typical suburbia" rating by Reston planners. An in-between model, a detached town house called a "patio house," will be introduced. The attached town house in a countrified setting, says Mr. Ryan, "is ahead of its time."

Price—The emphasis on community amenities and architectural innovation has made Reston an expensive place in which to buy;

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Price—The emphasis on community amenities and architectural innovation has made Reston an expensive place in which to buy; town house prices range from about $35,000 to $45,000, and detached houses come even higher. So more dwelling units will be designed to sell for under $30,000. "I believe you can have good design for units in the high twenties," says Mr. Ryan. "There's nothing in Reston today that the average head of a family earning $7,500 a year can afford."

Income Mix—The Reston ideal has been to mix high-income families with lower-income families, so they will learn to live with each other. Though this may impress social planners, Mr. Ryan questions its appeal to home buyers. "I just don't know," he declares. "The American ethic for 200 years has been for income levels to live with their own kind."

Planning—Reston's promotional pitch from the beginning has stressed the advantages of a "planned" community. While this has attracted many sightseers and some home buyers, Mr. Ryan recognizes that the concept scares away many people who fear excessive discipline or controls. So the sales approach may soften the emphasis on planning. "Reston should offer choices and options to people," Mr. Ryan believes, "not regiment their lives."

A question now arising is whether these or other changes might mar Reston's planned beauty and individuality and result in something closer to the standard suburban subdivision. So far the residents themselves, though sensing that changes are coming, don't know quite what to expect. But many of them do express hope that the new management won't upset the basic concept of a planned community with clusters of houses and stretches of green that avoid suburban sprawl.

No 'Subdivision Tract'

Mr. Ryan himself denies any intent to convert Reston into a "subdivision tract" and promises to preserve the community's basic character. He accepts the Simon "master plan" that envisions, eventually, seven village centers sprinkled over Reston's 7,400 acres with residents living in clusters of buildings surrounded by open space and recreational and cultural facilities.

But the new boss clearly is more concerned with pleasing potential home buyers than planners. "We're going to develop a marketing program," he pledges. "I've been trying to find out what Reston's marketing program is, and I can't."

Reston not only was Mr. Simon's dream, some sources claim, but also his personal "Erector Set" intended to reflect his own tastes more than to appeal to the public. The Urban Land Institute long has been interested in New Town progress, and its executive director, Max S. Wehrly, says: "Simon let himself fall into the hands of his architects and designers and made mistakes that a seasoned developer wouldn't have."

Tight Money a Problem

The Simon group of planners naturally doesn't see things that way at all. Because the "new town" concept was so advanced, they contend, most traditional sources of financing shied from backing Mr. Simon with huge sums. So, this argument runs, the developer had to scratch for money, a quest that was made even harder by the tight money markets of recent years. "He got caught in the tight money squeeze, that's all," says a former associate.

Whatever the reason, Mr. Simon has operated Reston on a financial shoestring, consider-

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10/13/67

'New Town' Trials: A Community In Virginia Forced to Change Course

Continued From Page One

ing the dimension of his dream. The slow sales pace aggravated the situation. Since it opened officially three years ago, Reston has managed to sell only 547 houses; officials say this is at least a year and a half behind expectations. Because the planners have held the building pace close to sales, however, few dwellings are standing vacant.

At one point in 1964, construction at Reston was on the verge of a shutdown. Then Gulf kept things going with its $15 million. John Hancock Mutual Life Insurance Co. also has chipped in $24 million, though it has assumed no management role. But with relatively little cash coming in, Reston now is saddled with a $45 million debt that costs $2.5 million a year in interest payments. "Every morning I wake up and think what am I going to do today about that debt," sighs Mr. Ryan.

His solution will be to try to boost sales as soon as possible. This year Reston expects to sell more than 360 homes, making 1967 its best sales year. But Mr. Ryan wants to lift this volume first to 500 units and then to 1,000 units a year.

The introduction of lower-priced homes will be a key tactic. At the moment, Reston is caught in a contradiction. It seeks to be "self-contained"—that is, to provide employment as well as housing for prospective residents. It has attracted industry; eight plants are located in Reston now with eight more on the way. Yet few of the 800 workers employed by the eight plants now in Reston have bought houses in the community because, as Mr. Ryan says, "there isn't anything in Reston they can afford."

Thus, the New Town must look to Washington, D.C., for most of its prospective home buyers. The obstacle of an 18-mile commute to the city is aggravated by the fact that there is no public transportation, and part of the automobile route twists over old, narrow roads.

A substantial acceleration in sales is recognized as a far-off goal that will require even more investment by Gulf. Reston's corporate reshuffling brought planning and construction to a halt. For the spring '68 selling season, Mr. Ryan says he'll have to "go with what I've got," meaning he'll complete what has been started at Reston. His own plans probably will begin to materialize the following year.

Offering 90% Mortgages

To carry them out, Gulf is pledging another $12 million to Reston, plus some other important help. It will make available to home buyers 90% mortgages, requiring down payments of only 10%—something Mr. Simon never was able to do; because Reston house prices were above FHA ceilings, he could not get Federal Housing Administration mortgage insurance. Gulf will do the trick without FHA.

For all his enthusiasm, the new Reston chief remains cautious about predictions. The Simon goal of 75,000 people living in Reston by 1980 is out. "I don't know where that came from," says Mr. Ryan, but he will not offer a new target. He says only that he expects the "gap between income and outgo" to continue for years.

Reston's problems are social as well as financial.

It's true most residents profess extreme happiness with their new community. Few "for sale" signs or vacancies are noticeable. Max Libman, a patent attorney who has lived here about two years, describes Reston as "tremendous." He says: "It's mostly the people; Reston has attracted an amazingly large group of like-minded people who are very congenial."

Nevertheless, there is disenchantment, whether it is the fault of Reston's planners or its residents. Dr. Simon Auster, a psychiatrist and director of the Fairfax-Falls Church mental health center, puts it this way:

"A lot of people come to Reston thinking it's perfect. If you move to a planned community expecting perfection, you are bound to be disappointed. Life just isn't like that."

Dr. Auster, who has advised Reston officials on various phases of planning, now is being consulted on the newest development to shock the New Town. Last summer a wave of vandalism hit Reston. Just the other day came the arrest of two residents on charges of possessing and selling marijuana.

Nobody is quite sure whether the vandalism is the work of Reston youths or jealous youngsters from nearby, less affluent Herndon. But Dr. Auster believes Reston's progeny are at least partly guilty, and he tends to blame parents who place too much faith in community facilities to raise their children.

"Parents in Reston have trouble setting their own limits for their kids," he suggests, "because they are of the liberal, permissive school."

Some parents blame the community for the problem. Though there is a recreation center for teen agers, as well as nursery schools, playgrounds and child-care centers for youngsters through age nine, the complaint is that there is nothing for children 9 to 13—a "planning gap."

Another target for complainers is the effort to bring Government-aided housing for low-income families to Reston. Community planners have long proposed to mold Reston into a racially and economically integrated community, and in recent months a new application for aid has been submitted to the Department of Housing and Urban Development. This step aroused a tremor of criticism; a letter-writer to the local newspaper warned that low-income housing would bring to Reston residents whose conduct is "usually dirty and deleterious." Other Restonites defend the concept of mixed-income levels living together.

Paying Fees

Some residents gripe over the extras they have to pay here. Besides their mortgage burdens, homeowners must pay an annual fee to have their yards cared for, plus another fee of $150 or more a year to maintain the common property surrounding their homes, plus additional fees for air-conditioning and recreational facilities.

Ted Duke, president of Home Owners Association here, says many residents "feel misled" by overeager Reston salesmen. In a statement echoed by others, he says, "I heard a salesman tell a customer the annual maintenance costs would be on the order of $100, which is about half of what it really is."

Businessmen operating here are far from elated. George Zacko, a dentist who serves as president of the Reston Business and Professional Association, grouses that "so far it hasn't been a bonanza for anybody." Reston's lone restaurant recently closed its doors for the second time; this fall another operator will try again.

Dr. Zacko is particularly disturbed because Reston residents don't seem to support their own business community. He figures local shoppers tend to turn elsewhere for two reasons: The relatively few stores here offer a far from complete line of merchandise, and the specialty shops here charge what he considers rather high prices. The dentist says that he and the local doctor "are the only ones who have benefited immediately because we have services that are in demand."

Some people apparently just can't stand a planned environment after they have lived in it awhile. "A planned community is very planned," gripes Mrs. Pauline Crews. "As a nonconformist, I have been horrified by the centralized trend." Last week she and her husband decided to leave Reston after the school year is finished, because "the cluster environment is too much of a strain for me."

Even Mr. Libman, who thinks Reston is "tremendous," has his grievances. Someone hurled a bicycle lock through his window, and he's certain the culprit was one of Reston's own. "The bicycle lock is a dead giveaway," he reasons. "It's our own kids, not outsiders."

Retail Sales Fell 3% From Previous Week

By a WALL STREET JOURNAL *Staff Reporter*

WASHINGTON — Retail store sales last week totaled $6,026,000,000, down 3% from the preceding week but up 2% from the year-earlier week, the Commerce Department estimated.

The year-to-year gain trailed both the 4% average advance of the four most recent weeks and the 3% average weekly rise so far this year.

Durable goods sales, at $1,902,000,000, were off 1% from a year earlier and trailed the 4% four-week average advance. Nondurables volume, at $4,124,000,000, was up 3% from a year before, matching the average rise of the past

Belgium's largest bank, will purchase the 200,000 shares from current owners. Then the bank, plus Deutsche Bank A.G., Credit Suisse, and Lazard Freres et Cie of Paris, will underwrite the additional 850,000 shares and sell the two blocks publicly.

Besides the Class A shares, there are 4,158,270 Class B shares and 1,386,090 Class C shares, for a total of 6,930,450 shares outstanding. Solvay said it is seeking quotation of its stock on the Brussells and Antwerp exchanges and will seek listings on other exchanges in Europe.

The company, which kept its earnings figures secret as a partnership, reported sales in 1966 of $569,340,000 and net income of $32,740,000.

Solvay has heavy investments in foreign chemical companies, including more than 2,000,000 shares of Allied Chemical Corp., New York, which has 28,044,740 shares outstanding. It got that holding in the 19th Century when a predecessor of Allied traded its shares for a Solvay process of making soda ash.

The Belgian company also owns about 4,000,000 shares of Imperial Chemical Industries, Ltd., London.

Solvay, all told, has 57 affiliates in 14 countries.

Soss' 4th Period Net Rose Despite Lower Auto Sales

DETROIT—Soss Mfg. Co., with 40% of its volume in auto parts, has found a reduction in its automotive sales helped profit.

In the fourth quarter ended Aug. 31 the company reported net of $297,970, or 35 cents a share, up 28% from $233,638, or 27 cents a share, a year earlier. The profit gain came despite a 4% drop in sales to $5,815,601 from $6,042,887.

Per-share earnings for both periods are based on 854,326 shares outstanding following a 33 1-3% stock dividend in September.

Soss' net in fiscal 1967 rose 5% to $1,331,071, or $1.56 a share, from $1,261,970, or $1.48 a share, the year before, but sales declined 13% to $24,857,685 from $28,549,690.

Harold Marko, president, said the bulk of

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Urban Observatory Decision for City Due

Atlanta hopes to learn this week that it will become the home of an "urban observatory"—a regional center for research into the basic problems of urban areas the country over.

Six of the nation's major cities are to be designated as observatory cities by the U.S. Department of Housing and Urban Development.

At this point, Atlanta is one of 10 cities under consideration by HUD. The others are Nashville, Albuquerque, Denver, Cleveland, Minneapolis, Baltimore, Detroit, Kansas City, and Milwaukee.

IF ATLANTA is chosen, its urban observatory will be a joint enterprise of the city government and Georgia State College.

Dr. Alex Lacy, dean of Georgia State's Department of General Studies, and Dan Sweat, aide to Mayor Ivan Allen, are to go to Washington Tuesday for a meeting of representatives of the competing cities.

A recommendation by the National League of Cities and final selection of the six observatory cities by HUD officials are to follow that meeting, presumably within the week.

Each urban observatory would conduct or sponsor research in such areas as governmental structure, land use, housing, urban renewal, education and law enforcement.

Each would become a "data bank," supplying to cities or towns in its region the products of its own research and those of the five other observatories.

ATLANTA'S SELECTION would bring an initial $100,000 from HUD and the U.S. Office of Education and eventually much more from private foundations, as well as from federal agencies.

The cost to the city would be about $30,000 the first year. Among other things, the city would have to hire the person who will serve as administrator of the observatory.

Other staffing would be by Georgia State. Georgia State, as the plan goes, would call on other colleges and universities in the area for expert assistance, where needed or desirable.

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for attitudinal changes that might result from various mixes of these two sets of factors. In other words, there is a physical and intellectual predisposition that each man brings with him, a new orientation he acquires from his organizational setting, and finally, a resultant attitudinal set which, though ever-changing and fluid, becomes a morale measure and a feedback into the system. Our pilot study, however, was unable to do this type of sifting.

9. Based on 1960 census figures for seven census tracts nearest to each unit. "Type neighborhood" is based on the researchers' assessment.

10. Using Spearman's Coefficient of Correlation "r" for rank-order distributions.

11. To compare inputs with outputs, we used those grouped variables which showed singificant intercorrelations among themselves, namely, the composite book variables, the composite personnel variables, as well as a composite of demographic variables. As a further test, we selected certain key single item inputs and examined these in relation to our major output item "user satisfaction."

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Art Campbell

THE SOCIAL CONTEXT OF URBAN PLANNING

MAURICE BROADY

A SOCIOLOGIST rising to address a conference on urban planning cannot these days count upon as favorable a reception as he might have had in the early fifties. For the hopes which many planners then placed in sociology have been shattered by the insignificance of much sociological inquiry claiming to have a bearing on planning problems and by the inability of academic sociologists to adapt themselves to the demands of planning practice. Sociological studies, Peter Cowan (1965-1966: 6) tells us, are therefore "slightly in disfavor among architects".

Even in architectural circles here in Newcastle my agents also report some doubt about the value of my trade. Indeed, in the days of our Liverpool tutelage, Professor Brenikov was apt to chide sociologists with Miltonic eloquence: "The hungry sheep look up, and are not fed." And it would, I fear, be a rash sociologist who could claim that the reproach was no longer valid.

We could, of course, rightly argue that until recently very few sociologists were employed in Britain,[1] and that the lack of both opportunity and financial support has inhibited their contribution to planning. Such an argument, however, would miss the main point that planners and sociologists have very different views of time.

The academic sociologist—and most of us up till now have been employed in academic institutions—can perhaps afford the luxury of non-

committment. For all our interest in the idea of scientific prediction, we hesitate to estimate, let alone predict, the future.[2] The planner, on the other hand, *has* to commit himself *now*, on whatever limited evidence he can scratch together, to anticipations about future circumstances; and I believe that sociologists will have to come off their scientific hobbyhorse and be willing to risk their necks in making recommendations, using the best available theory and evidence, and even committing themselves to value judgments, if they are to contribute in any effective way to the solution of planning problems.[3]

The planner, also, needs to rethink his ideas about sociology. Though the situation is changing, for most planners in my experience, sociology is represented by Patrick Geddes on the one side and Lewis Mumford on the other. Mumford supports them in the view that sociology is a general social philosophy, while from Geddes they take the perniciously simple doctrine of "survey before plan". The two elements are related by the naive idea that a survey will establish the facts which will tell the planner exactly how to achieve the social goals which he sets for his town. As a result, sociology comes to be regarded as another kind of market research and the sociologist's contribution to briefing and design is so restricted as to rule out any more theoretically based analysis.

What this view ignores is that between fact-finding and action lies theory. In briefing a military commander, an intelligence officer will not only report on facts assembled by interrogation and translation of documents; he will also assess the validity of the data he has collected and use it in order to put forward an interpretation or theory about the enemy's dispositions and intentions. The same procedure is also called for in planning.

Indeed, it is upon such theorizing, as well as upon our knowledge of facts, that our ability to predict depends. Our conviction, for example, that the sun will rise tomorrow over the North Sea and not over the Pennines depends not only upon the repetition of accurate empirical observations of this particular phenomenon, but also upon our having a valid theory of celestial mechanics to explain why the sun never lets us down. In my view, the major intellectual reason for the odd love-hate relationship that planners and sociologists have sustained these past 20 years is that there has been too much simple fact-finding and too little theoretical argument. I turn, therefore, to consider the social context of urban planning with this in mind and out of the conviction, so neatly expressed by the psychologist, Kurt Lewin, that "there is nothing more practical than a good theory."

BEYOND ARCHITECTURAL DETERMINISM

Now, of course, planners do make use of social theory, though I very much doubt whether they realize that they are doing so. They are inclined to subscribe to a belief in what I call "architectural determinism" (Broady, 1966c).[4] This theory finds its most enthusiastic expression in comments such as Catherine Bauer's that "the tenants' entire social life may hang on the smallest whim of the greenest draftsman" (quoted in Rosow, 1961). Formally stated, it holds that physical structures determine social behavior; that the relationship between these two factors is a one-way relationship in which social behavior is the dependent variable; and that the effect of good physical design on social behavior will be beneficial and not adverse.

This last point is the clue which helps to explain why planners adopt precisely this form of social theory. For planners, at heart, are social idealists, who believe that their work will help to ameliorate society and even redeem mankind.[5] An architect-planner, however, is technically qualified only in the design of the material environment. What could be more natural than for him to suppose that the social virtues which his idealism leads him to seek can be promoted by the design of the physical environment which it is uniquely in his power to modify?

The trouble with this theory is that it is not a very good one. Like other varieties of popular determinism, it merely saves the layman the bother of observing accurately and thinking clearly. True, bad design can inhibit and good design can make it that much easier for people to do what they wish, or are obliged to do. But except in the limiting case it cannot, in my judgment, *determine* social activity.

I realize well enough that, in opening my argument like this, I leave myself wide open to the charge of being merely negatively critical of ideas put forward by planners.[6] In the 1950's particularly, sociologists seemed to spend all their time showing how invalid the neighborhood unit was, without ever facing the problem of what they could say that would contribute something positive to planning problems. And since I feel the sting of that charge, it is in this more positive direction that I now wish to move.

The path along which the sociology of planning needs to go has already been pioneered by industrial sociology. This field has developed, in part, out of the desire to improve industrial productivity, much as planning seeks to improve our social life. But the study of the social organization of industry has been better financed than research into the social aspects of

planning, and our understanding of industrial organization is, therefore, a good deal more advanced. It has gone through three major phases.[7] In the first phase, one can clearly discern the industrial equivalent or architectural determinism. In the classical theory of industrial organization (embodied in F. W. Taylor's concept of "scientific management"), the worker was regarded as a mere appendage to the machine and his efforts were thought to be determined by purely economic incentives. The analogy with an architectural theory which conceives social well-being as a direct product of good physical design, is, I think, apparent. The second phase, which began in the late 1930's with the work of Elton Mayo, was marked by the realization that productivity was also influenced by the pattern of social relationships within working groups on the shop floor. The interest in fostering good human relations in industry to which this led in the thirties and forties antedates by 30 years the planning profession's current concern with citizen participation. Since then, however, our theory has extended still further to take account of the wider structure of social organization—the pattern of conflict between workers and management, for instance—whose strains have frequently negated management's efforts to improve human relations within their firms. Industrial sociology has thus progressed from a narrow and very pragmatic perspective to a broader and more theoretically cogent view of industrial organization. In so doing, it has enabled us to understand, and thus to think and act more rationally about industrial problems. I refer to it here, however, to support my contention that a viable sociology of planning needs theoretical depth as well as factual content.

A THEORETICAL APPROACH TO THE SOCIOLOGY OF PLANNING

But to the brass tacks of physical planning. The kind of planning problems with which sociologists are asked to deal are usually very specific. Typically, the sociologist in a design team is expected to help prepare schedules of accommodation (Gutman, 1955-1956: 57, 63) or to undertake empirical studies of how people use and react to different kinds of housing or layout. (see, for example, Hole and Attenburrow, 1966). Such studies are defined specifically in terms of their utility for physical design; they are highly empirical and they lack theoretical sophistication. Until quite recently, the method being used to determine the provision of shops in new developments shared these characteristics. Planning reports of the postwar period contained various statements of the number of

shops that could be provided in relation to a given population (see Retailer's Advisory Committee, 1947; Manchester, City of, 1945: 137-138, 250-251; Ford and Thomas, 1953); and it was in such terms that the problem was being defined, less than ten years ago, when Cumbernauld Development Corporation posed the question to three of us at Glasgow University. Our most important contribution to the practical elucidation of the problem was to reformulate it, to place it in a different theoretical context. Listen to the conceptual change that this entailed. Instead of thinking simply of the crude ratio of shops to population, and what, anyway, was meant by "a shop?"—we sought to establish the floor area that could be used for retail trade and to relate this to population through the intervening variable of annual turnover. By rethinking the problem in this way, we were able to develop a much more viable and rational approach (Diamond and Gibb, 1962).

Much more could be done along similar lines to make the sociologist's contribution more relevant to problems of physical design. Perhaps the most impressive pieces of sociological thinking in this field was the set of projections of housing provision (see London County Council, 1961) worked out for the abortive Hook New Town which were based upon the theoretical analysis done by Glass and Davidson (1951) over ten years before. More work of this kind is possible. For example, all manner of assumptions are presently made in the planning of new towns about the pattern of rents, the size of households, the proportion of dwellings that should be built for sale, etc. I suspect that such decisions are presently made either by hunch, by ministerial fiat or by a vague look at what other towns are doing. The disadvantages of such procedures are that they are not fully rational, are not systematically derived from the best available evidence, and are often not clearly integrated with other aspects of development policy. These weaknesses could be avoided if we began, for instance, with the theoretical proposition that many factors in housing demand are related to social class and that this will vary with different economic structures. Then, if one could establish what both an ideal and a probable industrial portfolio would be for a new town, inferences could be made about the occupational-class patterns that these different portfolios would entail, thus, about the kind of housing that would broadly match that particular economic structure.

The exploration of such possibilities is best encouraged by the opportunity of applying sociological ideas in the context of urban development schemes, but, such opportunities for the sociologist are few and far between. Such procedures are unlikely to produce any final answers that

would not need to be revised in the light of subsequent experience; but, we no longer expect that of any planning forecast. No—the real value of such methods is that they would make it possible to base certain kinds of planning decisions more validly upon evidence and clearly stated assumptions, and permit a greater control of policy by the regular review of forecasts in the light of actual, ongoing experience. At the very least, as the chief architect of a Northern new town recently told me, the analysis which I have just proposed would have afforded him a very useful tool in arguing against the limited range of housing which his committee, against his better judgment, had insisted upon.

SOCIAL ORGANIZATION AND URBAN PLANNING

But we can go one step further. We tend to think of planning at the moment as primarily a matter of physical design and land use. In recent years, however, we have come to see that physical planning is also closely related to economic planning. The Americans, however, have already jumped beyond this to the view recently spelled out by Denis O'Harrow of the American Society of Planning Officials, who said, "Nowadays we are heading for a troika in which, on a equal basis with land use planning . . . we shall have social planning and economic planning."

The point has been pressed home upon the Americans by their experience both at home and in overseas development work. In the United States, the urban renewal projects carried out under the 1954 Housing Act served as "a catalyst in highlighting problems that most Americans had either not known or preferred to ignore." In particular, they brought home the close connection which existed between physical and social blight, and subsequently led to the setting up of the Federal Housing and Urban Development Department in 1965 and to the opinion of Robert Weaver, its secretary, that "today urban renewal must deal with human renewal as well as physical renewal." Such a conclusion has grown directly out of an urban situation which has involved a scale of physical degradation more serious than we in Britain have faced for 50 years, which has been aggravated by social schism more explosive than anything that our own class system could have generated, and which is being tackled with political and legislative apparatus often much weaker than that with which we in Britain were tackling the problems of the urban environment in the second half of the nineteenth century.

The significance of social factors has been equally emphasized by the American experience of economic planning in underdeveloped countries. Everett Hagen (1964) posed a question which, as he tells us, had puzzled him during the two years he spent as economic advisor to the Burmese Government. Why was it, he asked, that notwithstanding the official desire for economic development, resources were not used more effectively to that end? To answer it, he was obliged to study how different kinds of social structure influenced personality patterns in ways that were favourable or inimical to economic development. Much the same kind of consideration underpins John Friedmann's (unpub.) interest in the social context of planning, the importance of which derives, as he sees it, "from the observation that the manner of deciding will influence what it is that one *can* decide and is thus bound to influence the results of the decision." In our own context, I believe that the phenomenal growth of sociology in public esteem during the last six or seven years has also been occasioned by an awareness that the retarded pace of the economic development in comparison with other European countries (which became clearly noticeable in the middle fifties) was less convincingly explained by reference to the difficulties of postwar reconstruction than to the possibility that our *social* institutions might well be maladapted to the exigencies of rapid economic growth.[8]

The effect of social organization on economic activity can best be illustrated by the Royal Institute of British Architects' report on *The Architect and his Office* (1962). This showed that there were two kinds of office. In one kind, managerial authority and design initiative were centralized in the hands of the principals, responsibility was not shared, and no attempt was made to maintain job continuity among the staff. In the other kind, the maximum responsibility was devolved, work was done in cooperative groups, and "discussions, meeting, criticisms, etc. . . . went on at all levels." Associated with these structural differences were different performance standards: standards of design and technical efficiency were generally higher in decentralized than in centralized offices and staff turnover was lower because of the "well-informed and democratic atmosphere" in which the staff worked, and the sense of responsibility which they shared for the work that was done. Similar findings have been reported by Burns and Stalker (1961), who demonstrated the greater appropriateness of a decentralized structure for technical innovation in industrial enterprises; and also by Revans (1964), who showed that the time taken by patients to recuperate after operations varied systematically with differences in patterns of communication among hospital staffs.

Has this organizational approach any value in urban planning? I believe that it has. At the micro-level, for example, there is now evidence to show that the attitude of residents to their houses and their satisfaction with them is not simply affected by the objective character of the dwelling; but also by whether it is owned or rented, and whether the residents have had a hand in building them.[9] On the larger scale, perhaps the most significant work, once again, is developing in America. Jane Jacob's (1964) analysis of the Greenwich Village sidewalk, for example, is an important illustration: the point that physical and social organization need to be considered together. In her address to the Royal Institute of British Architects earlier in the year, she continued in the same idiom by proposing an explanation of the economic vitality of cities in terms of the relationship between their internal and external economies, a theory which, she clearly believed, would further our understanding of how cities like Pittsburgh could once more be made economically viable (Jacobs, 1967). I was particularly impressed last year with the way in which this organizational approach was being used in the New Town of Columbia in Maryland (see Michael, 1964). The broad social objectives of this development were stated to be to encourage "the growth in human personality, character, and creativity" and to "increase the options for human development" (Rouse, 1963). We might be inclined to smile a little at this rather grandiose and somewhat utopian expression, of which we in Britain these days are so skeptical. Nevertheless, the working out of these ideas in a report on the planning of "social processes *as well as* physical facilities was most impressive" (Broady, 1967b). Indeed, the significance of this approach to urban development was illustrated by Michael Frayn (*The Observer,* November 27, 1966) who referred to the American city which went about economic development by establishing an art gallery and symphony orchestra in order to encourage distinguished scholars to come to the university, who were in turn expected to attract endowments and able students; thus—the real objective—to entice to the area industrialists with plants needing steady supplies of graduate labor. So that, as Frayn so succinctly put it, "a small outlay on Bach and borrowed Botticellis would bring in a big return in new business."

How little we know—in any systematic way—about the conditions of successful town development in modern Britain! Why was it, for instance, that Coventry seized while Southampton botched the opportunities for replanning immediately after the war? How can the resurgence of the Northeast be explained and how far can the experience be applied elsewhere? Why does Harlow, of all the Mark I new towns, appear to have the

most successful record of social and cultural development? Though particular individuals undoubtedly played an important role in this development, a distinctive pattern of social and administrative conditions also obtained in Harlow which seems to have been particularly favorable to individual enterprise. At all events, this is the hypothesis that is guiding the pilot investigation which I am organizing there in a few months' time. The factors which I think we shall find to have been relevant are: the sizeable and socially active middle class in Harlow; the significant role played by teachers in activating this middle class; the close relationship between these elements in the social structure and the local administrative agencies; and a local council sufficiently in tune with the life of the town and sympathetic towards its voluntary agencies to be willing to engage *their* efforts in its development. Other factors may, in the event, prove to have been more important, but that would in no way invalidate an inquiry from which, I would hope, it will be possible to gain some ideas about the conditions of effective social development in growing urban communities.

PLANNING THEORY AND SOCIAL INDETERMINACY

I am persuaded, as you can see, that sociological research can contribute more substantially than hitherto in the guidance of urban planning. On the one side, it can produce quantitative estimates of demand relating to physical provision, and I have suggested that it will do this the more effectively to the degree that such empirical estimates are rather more firmly rooted in theory. In the second place, I think we could find out a great deal more about the specifically social conditions that are conducive to desirable social results, particularly by the application of a kind of organizational theory to these problems. However, the question which we now need to consider is: how far *can* the future be predicted?

One can begin by observing that many architects and planners are beginning to adapt their practice to the awareness that, under modern conditions, social change takes place very quickly and that its direction is difficult to predict with any degree of precision. John Weeks (1963–1964: 85), for example, has pointed out that the architect's problem is that his building may be "sheltering an organization which has a rate of growth and change . . . so great that it makes its buildings obsolescent before they decay naturally." This leads him to the concept of an indeterminate architecture in which buildings are designed, as far as possible, on a duffel-coat principle in order to accommodate unanticipated changes of social func-

tion. The authors of the South Hampshire Study (1966: 9-10) also note that planning is becoming "less and less a matter of precise propositions committed to paper and more and more a matter of ideas and policies loosely assembled, under constant review, within which, every now and then, some project is seen to be as ready for execution as human judgment can pronounce."

These statements indicate a very substantial departure from the idea that the object of planning is to produce a kind of rational, utopian blueprint to which future developments will unequivocally conform. Such an idea is particularly congenial to architects or engineers accustomed to thinking in deterministic terms about the design of buildings or sewage systems. In its place, we are beginning to get a more sophisticated notion of what planning is about, which is, at once, less utopian and more realistic in its assumptions about the extent to which we can anticipate social change. In a particularly interesting article, Otto Koenigsberger (1964) has analyzed the reasons for this transition. His starting point is the dissatisfaction felt in Singapore with British planning in the period immediately after the war. Here was a plan based upon four years' intensive and highly professional work; a master plan "produced according to all the rules of the book," but one which had been invalidated within eight years of its completion by the facts of social change—by the fact, among others, that the increase of population had been in the order of 120,000 families per year. Master planning was clearly not adapted to conditions of rapid social change—and little wonder! For the idea of devising a master plan was worked out in Britain in the 1930's and bears the strong imprint of the period of stagnation in which it was conceived. The master plan was "fundamentally a static concept providing for limited and predictable change and ultimately for cities of finite size." It rested upon the assumption that social change would be slow, that initiative would come from private parties and that the preservation of an existing beautiful country was a major concern of the planners: assumptions ill attuned both to the rate of demographic growth in the tropics and to the pace of technological change in our more temperate climes.

I am impressed by the fact that it is precisely the practical men who have come to appreciate the indeterminacy of human affairs. But we also need to consider the possibility that they may have underestimated the potential ability of the social sciences to overcome this indeterminacy by a fuller development of theory and methods, after the manner of the natural sciences. This is a hope that sociologists and architects often share. The zest that many sociologists bring to their professional tasks frequently

grows out of the positivist belief that social behavior can in principle (and possibly two or three hundred years' time) be predicted and thus rationally controlled. *Rerum cognoscere causas,* as the London School of Economics has it, to understand the causes of human affairs. Architects, too, are inclined to believe that there must be somewhere—and where better than in prestige-giving science—an established theory, a "scheme for classifying human activities" which would at once resolve the problem of indeterminacy and provide them with a philosophy of design which might be more valid than their own intuitive aesthetic (Gutman, 1965-1966: 54-55). Some seek this in Gestalt psychology, some in set theory and finite mathematics (Gutman, 1955-1956: 53); others, yet again, have been known to seek their salvation in such odd sources as Malinowski's concept of human needs. Many, in their time, have hoped to find in sociology some such positive approach to design. And so we must inquire whether—as seems often to be supposed—the social sciences can, in principle at least, overcome the social indeterminacy to which our colleagues have begun to accommodate their practice.

The argument has been raging these last ten years in the American social science literature (see Braybrooke and Lindblom, 1963 and Meyerson and Bonfield, 1955), and I think it is fair to say that the stronger case is being made against, rather than in favor of, the presumption. Very briefly stated, the argument has been directed against the idea of planning regarded as an abstract and entirely rational method of establishing the appropriate means to given ends. It has done so, first on the grounds that planning is directly affected by the sociopolitical context within which it takes place and that this context does not operate on purely rational principles. The second line of argument points out that man's capacity for problem solving is very limited, the information at his disposal inadequate to his needs, the variables involved in social affairs indeterminate, and so on. It concludes that rationality is, in Herbert Simon's term, "bounded" and it is, accordingly, somewhat sceptical of excessive claims on the part of social scientists to be able to predict and control human behavior.

I find myself in broad sympathy with this conclusion. One certainly does not wish to let premature and entirely a priori suppositions stand in the way of the development of a predictive social science; but one is obliged to hazard a guess, as open-mindedly as possible, as to what is reasonable to expect of the social sciences, given the nature of human behavior. Though there are clearly regularities in social conduct (which it is the function of sociology to elicit and explain, and which give grounds

for hoping that prediction is possible), I think that the circumstances affecting their validation and use are so different from those operative in the physical sciences that I do not share the hope that sociology might become a predictive science in any comparable sense. My reasons for this are the following. First of all, it is not possible to establish by *direct experiment* the conditions under which social regularities obtain. We must fall back, accordingly, upon sleight of hand like the *ceteribus paribus* clause in economics or upon what we might call "mental experiments," which though important and useful, establish proof a good deal less convincingly than can be done in the truly experimental sciences. Second, the particular future circumstances in which a sociological generalization may be applied are likely to differ, in highly relevant respects whose significance may not at first be appreciated, from the conditions originally postulated for it to be valid. Third, the fact that human beings can know what social scientists find out about their behavior makes it possible for them in some degree to control that behavior and even to succeed in invalidating the propositions thus made. In other words, I consider that human life, unlike natural phenomena, is for most purposes best regarded dialectically, as a constant interaction between an objectively and a subjectively defined reality (see Berger and Luckman, 1966).

I conclude, therefore, that social behavior, though in many respects susceptible of limited prediction, does not permit the sociologist to claim for his predictions the same degree of assurance that the physical scientist is commonly believed to have in his. It is inevitably indeterminate and it is more reasonable to accept this fact, as Weeks and Koenigsberger have done, and to revise our ideas about the nature of planning accordingly, than to continue to work upon the assumption that sociology, for example, can by some uncanny magic really make it possible for the planner to produce absolute blueprints for our future well-being.

PLANNING IN A NEW CONTEXT OF THEORY

To argue like this is, in effect, to propose a changed view of the place of the person in the planning process. John Friedmann (unpub.) has noted that the blueprint model of planning raises the problem of how to get the subjects of planning to act in accordance with the blueprint; people are viewed simply as objects which have to be made to conform to the plan. A planning theory which acknowledges social indeterminacy, on the other hand, while in no way denying the importance of determining in advance

what it is possible to anticipate, also requires the planner to allow for and adapt sympathetically to new contingencies that arise unpremeditatedly within a society, among which perhaps the most important are the social initiatives which develop within a community through civic action.

This view is consistent with the dialectical conception of human existence which I mentioned a few minutes ago and which I must now spell out a little more carefully. Consider marriage, for example. Clearly, a good deal can be predicted about its course. We can estimate things like the probable number of children that will be born, the likelihood of the death of one partner or the other in any particular year, and so on. Actuarial practice depends upon a knowledge of such probabilities.

But it would be impossible to predict what specific quality of human relationships, what flowering or deadening of the human personality might follow from the development of that family; or—what I find particularly interesting—what potential it might release among its members which otherwise would have lain dormant or taken, perhaps, a very different course. Such characteristics, though not predictable, are nevertheless viable and objective social facts which need to be comprehended in any valid sociology and which, in my view, must also be incorporated into any theory of social planning.

A brief review of one current issue in planning theory will point out what I mean. We appear to be accepting the view that only a town with a population of, perhaps, more than 250,000 can provide adequate social and cultural facilities. The recent plan of the Paris region, for example, states that only new urban centers, serving between 300,000 and 1,000,000 people can sustain a cultural center, a theater or a concert hall (see Premier Ministre, 1965: 67).

Of course, a minimum clientele is needed for a theater to be economically viable. Planners, however, ignore the fact that theaters have recently been built and flourish in places like Guildford with a population of only 50,000 or Chichester with 20,000; the reason they do so is that professionally, they think only of such gross physical characteristics and have no occasion to consider the significance of the social resources that have made such developments possible. It is true that the major contributions to the physical development of towns are made by statutory and commercial agencies which provide, on the one hand, what is statutorily obligatory and, on the other hand, what is profitable. But many other desirable contributions are made by civic initiative and it is these initiatives, which are usually impossible to anticipate very far in advance, which are the concern of that kind of planning which has to do with social development.

Social development is in this sense likely, in my opinion, to become more and more important in the urban planning of the future. A society which is increasingly based upon an advanced technology inevitably requires greater centralization of power; this would seem likely to decrease the degree of autonomous activity at the level of the local community. This, however, has not been the case so far. For an advanced technology also demands a higher level of education and a greater degree of responsibility among the labor force. This is usually thought of in economic terms, as an aspect of manpower planning. But it also has a major effect on the community since it is now well established that initiative and social participation in community activities increase with social status and education (see Broady, 1966b). It is the expansion of this more articulate stratum in our own society, at a time when the growing centralization of political and economic power puts the ordinary citizen increasingly at the mercy of these vast oligarchies of our time, which accounts for the very rapid growth of consumer societies and civic groups which, since the war, has given the lie to the view that voluntary civic action would be made redundant by the establishment of the welfare state (see Broady, 1964).

Now it is pretty clear that the planning profession is in something of a quandary in adapting to such groups. On the one hand, planners often hark back to the view—more characteristic of the early utopian than of the present day, bureaucratized phase of planning—that "planning is for people" and that they should be actively associated with the development of their own communities. This doctrine now finds pragmatic support in the belief that the participation of the citizen will make planning more effective and planners less despised (Broady, forthcoming). Against this, there is the hard fact that planning is now part of the machinery of government, and thus is influenced by the administrator's characteristic assumption that the ideal situation is one in which the public authorities provide such a satisfactory service that the citizen is content to allow the officials to conduct their affairs without interference—an ideal in which the best testimony to administrative efficiency would be a completely passive citizenry.

This kind of assumption was appropriate enough in the early nineteenth century when our present system of local government was set up in response to the urban problems thrown up by the early phases of capitalist entrepreneurship. It had three major characteristics. First of all, it was chiefly responsible for providing tangible things like streets, sewers, lighting, and the maintenance of law and order. Second, there was a great disparity of status between the members and officials of local councils and

those for whom municipal services were provided. Third, the latter were effectively a lumpenproletariat uneducated, not yet enfranchised, and subject to long hours of routine, manual employment. In such circumstances, it is not surprising that government should have been conceived as the provision by a strong executive of services needed by a largely—indeed, ideally—passive and deferential population.[10]

These assumptions, however appropriate they might have been in the heyday of the steamtechnology of the last century, are less well adapted to the conditions set up by the scientific and technological revolution[11] in which we now find ourselves. Government, for one thing, is now responsible for services like education, which not only affect the personal life of the citizen more directly than did the provision of the streets, but which require for their efficient prosecution his witting concurrence, if not active collaboration.

Such services are likely to become increasingly important in the future.[12] Furthermore, the status disparity between the citizen and those who control the public services is now diminishing, if it is not in many places completely eliminated; while the citizen himself is less disposed to accept the passive and acquiescent role to which, on earlier assumptions, he was relegated. Our governmental system, as I see it, is operating in the twentieth century with a set of attitudes towards the public which largely derive from the nineteenth. The tension to which this leads is felt throughout the system; but I think it is felt particularly in the planning departments; partly because of their very rapid rise in importance since 1947; partly because planning, which, in any event, sounds suspect and even dictatorial, so tangibly affects people's private affairs; and partly because, being the most important recent addition to our governmental structures and manned by a profession still rather unsure about its credentials, they are more than usually sensitive to their public relations.

CITIZEN PARTICIPATION

Structural tensions such as these make themselves felt in the public arena in the form of issues—in this case, citizens' participation. Interest in this idea grows chiefly out of the planners' concern to overcome the "suspicion tinged with contempt" which Colin Buchanan (1964: 268) identified as the public's attitude towards his profession. Citizens' participation, therefore, has been placed in the rather limited context of professional self-interest rather than in a broader framework of social theory.

Consequently, it is typically regarded as a technique for getting people to comply with planning proposals more easily. In Max Lock's (1965: 397) recent exposition, for instance, it was put forward as if it were a kind of wonder soap powder containing magic new ingredients which would guarantee, as he himself put it, "surprisingly quick results."

Such an approach is bound to be inadequate, as a review of the many papers on this theme, which the Town Planning Institute has published these last few years, will show.[13] The major defects derive from the fact that the idea has been taken over as a kind of gimmick from American practice, with far too little consideration of the more general issues involved and virtually no study of the relevant American literature. Let me deal briefly with these two points.

The main theoretical consideration which is at issue here is that American planning administration, like the American political system as a whole, is fractured and diffuse, while our own is centralized and highly coordinated. In Britain, the local planning departments are agents of national policy, embodied in statutes and regulations, which impose upon them obligations backed by the authority of the state. In the United States, on the other hand, planning is done by innumerable differently constituted and variously financed public and semipublic agencies. Effective local action thus depends upon the negotiation of a consensus among such agencies in support of initiatives that must originate within the local community. As a result, some kind of participation by civic groups is expected in the American setting—indeed demanded—if the local political system is ever to do anything; whereas in Britain, such civic involvement is neither expected nor encouraged, nor is it quite so requisite for the operation of the system.

A study of the relevant American literature throws light upon the qualifications which must be borne in mind in any assessment of the American practice of citizen participation. In the first place, the term, "citizen," with its very favorable connotation, can be used to cover the participation not only of indigenous community associations or Leagues of Women Voters; but also of the economically powerful and usually conservative organizations of big business, which often dominate American city politics. Citizen participation, in short, may be no more than a cover for the exploitation of economic self-interest. In such circumstances, the citizen may get merely the form, rather than the reality of participation. Aaron Levine (1960), for instance, has noted that "too frequently it consists of a limited discussion of only a portion of the planning commission's completed work by a group carefully selected by a mayor or chamber of

commerce official." Furthermore, there is a good deal of evidence that American planners, despite all the rather glib talk about its value, try to defend their activities against what they regard as unjustified civic participation. Thus, the comparative effectiveness of urban redevelopment in Newark, New Jersey, was due to the housing authority's being able to win for itself such a large measure of political independence that it had no need to conciliate grass-roots organizations (see Kaplan, 1963). In Chicago, important though civic initiative was in setting city planning in motion, its subsequent role was limited to forming a favorable public opinion rather than to determining actual planning (Rossi and Dentler, 1961). Even in Philadelphia, where Ed Bacon's interest in citizen participation is well known, the original idea of developing plans by a process of group discussion proved disappointing, while the Planning Commission's enthusiasm for involving citizens actively in the planning process was tempered by the planners' claims to professional autonomy (Row, 1960). This kind of evidence surely supports us in the view that professional prerogatives and judgments need to be defended against the excesses of citizen enthusiasm.

The tenants' association in Glasgow was challenging the whole fabric of political authority by *demanding* that the corporation provide a bowling green in its part of the Pollock estate, and by threatening that its members would withhold paying their rates if the demand were not met on the grounds that "we've been paying taxes for same for years." But how well defended our officials are, compared with American officials who operate so much more directly under public observation and who are dogged by the populist assumption of American government, which takes it for granted that the ordinary citizen has a right—indeed, a sacred duty—to interfere in the day-to-day conduct of public affairs (Banfield, 1961: 69). The British teacher can afford to snub the parent-teacher association; the American cannot. By the same token, it seemed to me that the American planner always has to be looking over his shoulder to see who will be shooting at him next, requiring a public examination of his conduct. His British counterpart, on the contrary, is protected from public scrutiny by the aristocratic-derivative conventions of our structure of government, and in particular, by the formal separation of politics and administration. That surely means that the British planner can negotiate with citizen groups from strength and that, one might have hoped, would have made the relationship so much more viable.[14]

The official, however, almost invariably thinks that such groups are merely hostile and critical, unless, of course, they can be turned to use and support through citizen participation techniques. It is often argued that

they are ill informed and merely negative; but this cannot be said of the more recent manifestations of civic action in relation to planning. A more viable argument is that they are merely (note the pejorative tone) a sectional interest. Clearly, this may well be the case. The proposals being advanced by the Barnsbury Association in Islington to restore the early Victorian terraces around Gibson Square as a middle-class, professional enclave is bound to be regarded with hostility by their long-established, working-class neighbors, living in dank and decrepit dwellings, who see in the demolition of this older property their only hope of getting a new council house. The function of a council is to make decisions about the balance of public interest involved in cases of this kind. That having been agreed, however, we must go on to say that not all decisions of every council are—beyond question and public enquiry—in the public interest. Nor is every sectional interest necessarily opposed to some notion of public well-being which is vouchsaved to the local council. On the contrary, civic art collections and adult education classes, for example, are catering in fact to only a small minority of town's citizens, but they are thought nonetheless to be a proper object of public subsidy. What is more to the point, the vitality of a town depends on the activity of sectional interests, such as the local chambers of commerce or the drama society; very often desirable social facilities, such as family planning clinics and marriage guidance centers, are provided only because a group of citizens get together to make sure that the need is met. Citizen participation, accordingly, is not only adjunct to planning in a purely technical sense. Viewed in a broader theoretical context, it can be seen to have an important and positive part to play in the democratic social development of urban areas which a comprehensive planning policy would surely seek to foster.

SOCIAL PLANNING: AN INTEGRAL PART OF URBAN DEVELOPMENT

The degree of acceptance which such a proposition is likely to secure will depend upon how planning is conceived. One approach considers the purpose of planning as being to "rationalize" the activities on which it is imposed: to make subject to calculation what was previously left to chance, to organize what was previously unorganized, to replace spontaneous adjustment with deliberate control (Eckstein, 1964: 262). Such a view of urban planning is plausible enough, to the extent that planning has

grown out of the desire to control by rational means the adverse consequences of uncontrolled development. The danger is that it is too rational by far: proponents of this approach are inclined to suppose that spontaneous, unorganized, chance activities *need* to be brought under rational control, thus allowing a concern for order and regularity to blind them to the significance of such activities in a vigorous social life. Jane Jacob's (1964) attack upon the injection of "cataclysmic money" into massive and deadening redevelopment projects and her delicate analysis of the Greenwich Village sidewalk, Christopher Alexander's (1967) critique of a rigidly hierarchical approach to urban design: these indicate an appreciation of the value of spontaneity and variety in urban organization which is complemented in the drabber atmosphere of British planning by the greater flexibility which the Planning Advisory Group (1965) report enjoined and which one might hope to see spread over into our thinking about the specifically social aspects of urban development.

The kind of social planning which is here envisaged is very different from the technical, objective process of trying to predict schedules of the accommodation for physical design with which began this account. It is something like an educational process, in which the community planner enters into a direct and active engagement with a developing social structure. Karl Mannheim (1965: 106) spoke, in this sense, of engaging in "an experimental process of common endeavor." In a rather more specific context, Roland Warren (unpub.), the professor of community theory at Brandeis University, has described the object of social planning as the mobilization of effort in order to improve situations which are perceived as social problems. This kind of work is essentially a process of social interaction in which the planner is not primarily concerned with physical provision as such, but rather seeks to encourage social initiatives within the community so that its members may contribute more fully to its development. The relevant techniques are being fashioned, particularly in the United States, in the community action programs that are being developed under the Economic Opportunity Act in the slum areas of great cities such as Pittsburgh, and right at the other extreme, in the social design of new towns such as Columbia to which I have already referred (Broady, 1967c). Here in Britain, it is being worked out in the practice of several community development officers and neighborhood workers up and down the country, while my own approach has been to make use of the techniques of liberal adult education to make it possible, for example, for voluntary associations in Basingstoke, Maidstone, Southampton, and now also in South Buckinghamshire and Farnham, to work out reports on particular

local problems, which gives a stimulus and a direction to subsequent social initiatives (see Broady, 1966a, 1967a).

This rather experimental work in applied sociology is calling in to question the static conception of social planning which we have again inherited from the 1930's. The problems with which social planning is presently concerned are the problems of the interwar council housing estates: how to provide social facilities other than houses; how to relate them to the growth of population; how to foster a sense of belonging in new housing areas; and how to encourage leadership within the community. The publication of the Housing Advisory Committee's report (Ministry of Housing, 1967) on the needs of new communities shows that the problems of social provision have at last received official acknowledgment, even though practice still lags far behind our understanding of the needs (Pritchard, 1967). However important physical provision may be, we may well find in 20 years' time that we have recognized it just at the time when we should have been thinking with equal seriousness about the neglected fourth item of concern that grew out of the 1930's—how to encourage an indigenous leadership. Except that now, in the 1960's—and even more so in the seventies and eighties if my analysis is valid—there is not going to be a lack of civic leadership so much as a lack of intelligent collaboration with it on the part of our public authorities, and a lack of the ability to devise organizational patterns to match new opportunities. You can see what I mean in the fact that so few projects have matured to take advantage of the £4 per head of population which, since 1963, it has been possible to levy for social development projects in the new towns. For the option has fallen foul of the inability of the development corporations, local authorities, and voluntary associations to find formulae for cooperation and finance (Pritchard, 1967: 28). A good town is not only a well-designed town. It is also one in which problems of social organization of this kind can be resolved, and civic initiatives liberated. That, as I see it, is the function which this new concept of social planning has to fulfil.

"A Government is to be judged by its action upon men, and by its action upon things; by what it makes of the citizens, and what it does with them," wrote Mill (1946: 129). Written with idealistic prescience, six years before the Reform Act of 1867, Mill—as it seems to me—is speaking directly to our condition. For the new scientific-cum-technological civilization into which we are rapidly moving demands a population which is increasingly inclined to organize in order to promote civic initiatives. This is occuring at a time when the growing centralization of control, which is equally a product of technological development, makes such active citizen-

ship even more needful and desirable for the well-being of our democracy. In underdeveloped countries, such as India (see Clinard and Chatterjee, 1962), as well as in technologically advanced societies like the United States, the importance of associating human resources with physical and economic development is being accepted and a practice of doing so worked out. This is the issue which will face us more and more as our urban areas develop into the future. The indeterminacy which we have come to acknowledge, and the greater flexibility in planning which this acknowledgment has engendered, are favorable conditions for its solutions. The practical development of these ideas, however, is presently inhibited by our regarding planning as a matter of land use and economics. Planning in Britain also has to be thought of as a process for encouraging and making it possible for the *human* resources of a town to contribute to more effectively to its social development. This point of view is not easily assimilated in a society which, in so many ways, has shown itself unwilling or unable to foster the potential of its people. It is one, however, which a conference such as this, looking as it is towards the future of urbanism, might perhaps be disposed to consider sympathetically.

NOTES

1. In 1956, the number of professional sociologists in Britain was 90 at the most, at a time when the number of corporate members of the Town Planning Institute was about 2,800. In the last ten years, the number of full members of the British Sociological Association (this is not a professional institute) has risen to 750. In contrast, the Town Planning Institute presently has a corporate membership of 3,900.

2. The distinction is discussed by Professor G. P. Henderson (1968).

3. Several papers by Robert Gutman (1965, and three unpublished papers, listed in the references section, of which manuscript copies can be obtained from the Librarian, Urban Studies Center, Rutgers, The State University, 137 Church Street, New Brunswick, New Jersey 08903) deal with the relationship between sociologists and architects. The problem of value judgments has recently been discussed in Gouldner (1963), Taylor (1967), and Emmett (1966). Professor L. Rosenmayr (1963) of Vienna has also argued, "I see no reason why the sociologist should not also undertake this function of advising in the light of his own personal ideals, provided that it is expressly stated that just these valuations have influenced his scientific findings."

4. For a slightly different view, see Gutman (1966).

5. On the idealism of planners, see J. Friedmann (1966). As Professor Gutman notes, "Architecture is today one of the few fields which keeps alive the utopian tradition of social thought" (1965-1966: 54-55).

6. The only counter-arguments to my paper are in a footnote in Arena: Architectural Association Journal vol. 82 no. 908 (January, 1967: 178) in which Professor Amos Rapoport of Berkeley quotes articles by Mintz and Maslow (1956) showing that "the effects of 'beautiful' and 'ugly' rooms to have been very significant in many ways without a clear *conscious* awareness of the design quality of the rooms." Ezra Ehrenkrantz of Building Systems Development also made the interesting comment that the flexible social use of classrooms in California had been found to be hampered by the physical fact that the leverage required to draw back the sliding partitions in the school rooms was too great for a teacher wearing high-heeled shoes to exert.

7. For a brief review, see Etzioni (1964: chs. 3, 4).

8. The remarkable growth of sociology is indicated by the fact that the number of universities which had established chairs in the subject has grown from three in 1960 to 31 in 1968.

9. An Austrian study by Michaela Allen quoted in Rosenmayr (1963: 248) and other evidence referred to in Gutman (1965-1966: 70).

10. Cf. a recent broadcast by Edward Heath, *The Listener*, February 2, 1967.

11. The concept of scientific-technological revolution is being advanced by Czech scholars as constituting a radical departure from earlier stages of technical development. Its basic law is "the absolute priority of science over technique and technique over direct production" (Richta, 1966).

12. This is particularly evident in the greater importance coming to be placed upon education in technologically advanced countries.

13. The latest, and perhaps the most intelligent is Grove and Procter (1966).

14. "The fostering of grass-roots democratic movements is a good thing only where there already exists a strong general adherence to peaceful and constitutional methods of settling disputes between citizens, or government and governed" (Mack, 1966).

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READINESS TO SUCCEED
Mobility Aspirations and Modernism Among the Poor

LEONARD REISSMAN

WITH painful slowness, the recognition is beginning to develop on the American scene that urban poverty is more an institutional condition than a result of personal failures. After the first surge of national effort failed to produce dramatic results in diminishing poverty, we have had to consider that the problems of poverty lie close to the core of American society and some of its prime values. Even so, there is still a strong reluctance to acknowledge the fact that the social mobility mechanisms that seemed to work a half-century or so ago for a number of ethnic groups in America have been working less effectively today for those in the lowest classes. Many Americans still are convinced that the poor are where they are because they lack ambition or are otherwise psychologically incapacitated. When this rigid stance is slightly modified to support programs for educational improvement or job training, for example, there is still a strong tendency to return to the original position that people only get what they deserve.

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metropolitan area digest

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El Paso Area Organizes Regional Planning Commission

The City of El Paso, the County of El Paso, and other local governmental units have organized a regional planning commission entitled the El Paso Council of Governments. The by-laws stipulate the Council's objective is "to encourage and permit local units of government to join and cooperate with one another to improve the health, safety, and general welfare of their citizens and to plan for the future development of the region."

Associate members include: El Paso District Office, Texas Highway Department; United States Section, International Boundary and Water Commission; El Paso City-County Health Unit; Rio Grande Project, Bureau of Reclamation; Director of Planning, City of El Paso; El Paso County Hospital District; and Chairmen of the El Paso City Plan Commission, El Paso City Park and Recreation Board, El Paso County Park Board, and El Paso County Plan Commission. Associate members are eligible to participate in all Council meetings, but are not entitled to vote.

Affiliate members include: El Paso Electric Company; Southern Union Gas Company; Western Gas Service Company; El Paso Natural Gas Company; and El Paso Office, Mountain States Telephone Company. Affiliate members are eligible to participate in all Council meetings, but are not entitled to vote.

The Council's address is Electric Building, Suite 600, El Paso, Texas 79901.

Professor Wright Designs Plan for Dublin

Approximately 750,000 of Ireland's population of 2.9 million live in Dublin City and County and the proportion of total population living in the capital area is increasing. This has created a number of problems in the field of physical planning where there are fifteen separate planning authorities of varying size and importance.

In April, 1964, the Minister for Local Government commissioned Professor Myles Wright of Liverpool University to prepare an outline development plan for the Dublin region and advise the Minister on the exercise of his coordinating powers under the Local Government Act, 1963.

Professor Wright made a preliminary report in April, 1965, and released his "Final Report and Advisory Plan" in April, 1967. The Report distinguishes between the Dublin Region—which includes Dublin City and the four adjacent counties of Dublin, Kildare, Meath and Wicklow—and Metropolitan Dublin which is defined as the area within a radius of fifteen miles of the city center.

Considerable attention is given in the Report to the preservation of what it terms Dublin's "great inheritance"—the streets and squares of central Dublin which give the city its unique eighteenth century character—and not Georgian Dublin alone, but buildings of a later and sometimes earlier time which go to form the city's treasury of urban architecture.

Forecasts indicate a population increase in the region of more than 300,000 by 1985: from 906,000 in 1961 and 988,000 in 1967 to over 1,200,000 in 1985. The greater part of this growth—280,000—is expected to occur in metropolitan Dublin.

To accommodate this growth, the Report recommends the creation of four new towns, at an estimated expenditure of three billion dollars in the period to 1985. The greater part of this growth—280,000—is expected to occur in metro-Blanchardstown. Each town would be self-contained as far as possible with its own employment opportunities, shops, schools, and other facilities. The aim is both to contain the City and to limit the growth of dormitory towns at its periphery with their attendant social and traffic problems. Development of new towns on the lines recommended would, the Report says, stablize the situation in metropolitan Dublin for perhaps 50 to 100 years and there would be no need to build up a single major counter-attraction to Dublin City within the region.

The Report advises, for a number of reasons, against direct assumption by the Minister for Local Government of responsibility for implementing the suggested plan, and recommends instead the formation of a Regional Planning Agency with an independent chairman and a membership comprising two representatives of the central government, one elected member from each of the six major local authorities, and the four County Managers, one of whom is also Dublin's City Manager.

News
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FOR IMMEDIATE RELEASE

Urban America Inc. has broadened its support of nonprofit groups seeking to meet the housing needs of lower-income families in their communities.

Executive Vice President William L. Slayton announced establishment of a Nonprofit Housing Center by Urban America and the addition of four housing experts to its staff.

The Center replaces Urban America's Local Development Services division. Its activities will be financed under a Ford Foundation grant extended to the division two years ago and renewed last fall.

James P. Twomey, who headed the division, will be Director of the new Center. The division's advisory committee will be continued in the Center under the chairmanship of Chicago mortgage banker Ferd Kramer.

(more)

Appointed to the Center's staff were the following:

Milton P. Webster, an attorney active in slum clearance and redevelopment in Chicago, as deputy director for development funds and housing development corporations;

Tom Lord, a former housing analyst in the Legislative Reference Bureau of the Library of Congress, as an assistant director, working under Mr. Webster;

George J. Feltovich, formerly a specialist in urban renewal and moderate cost housing development in Boston, as the Center's assistant director for the West Coast;

Lawrence M. Upton, an authority on church-sponsored nonprofit housing and former member of the national staff of the United Church of Christ, as assistant director for the Midwest.

The functions of the Center will be twofold, according to Slayton:

1. It will guide religious organizations, labor unions, fraternal groups, and other nonprofit sponsors of low- and moderate-income housing through the complexities of government assistance programs;

2. It will help local civic leaders form development funds, which are nonprofit, privately subscribed investment pools established to give initial impetus to housing construction.

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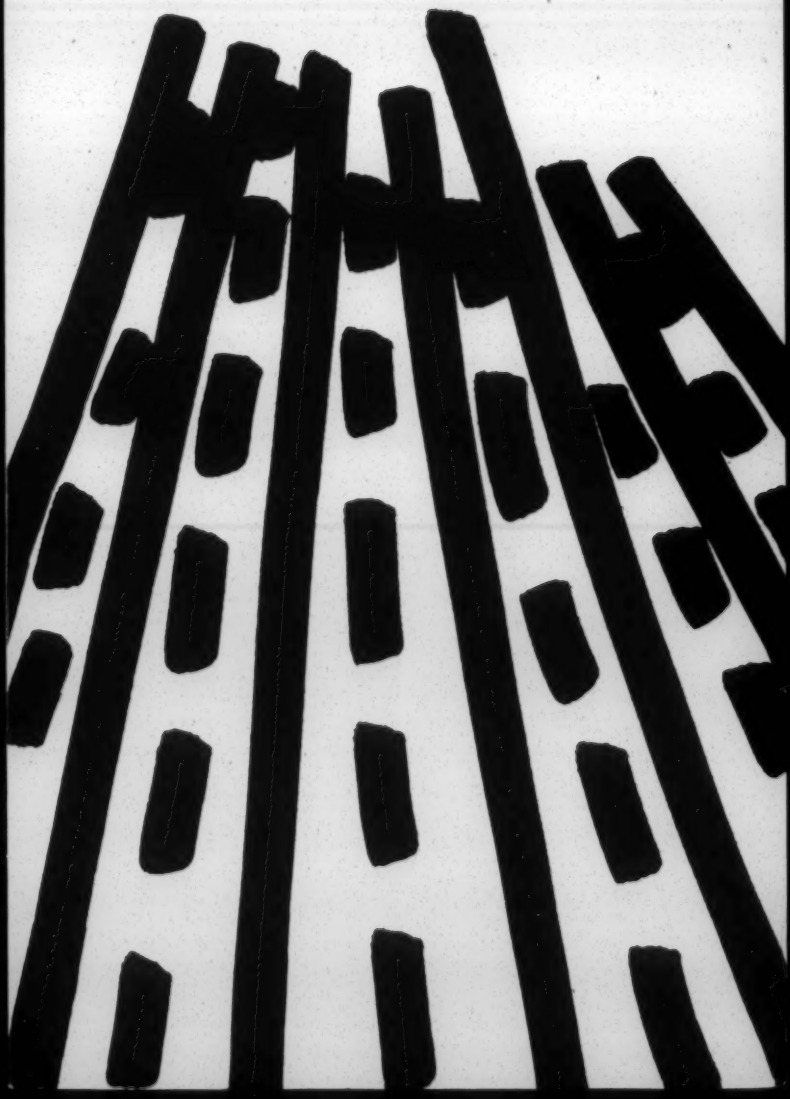
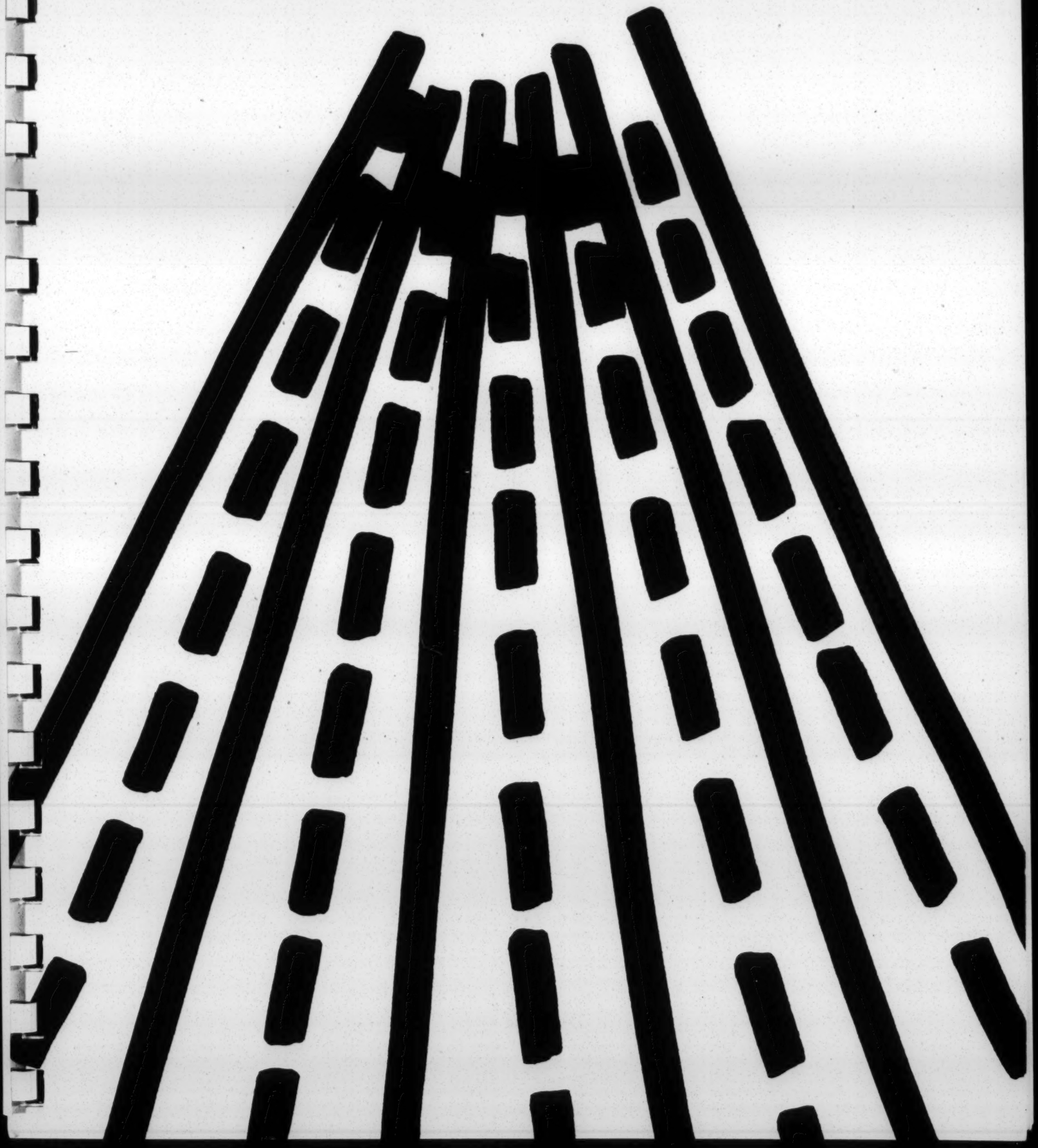
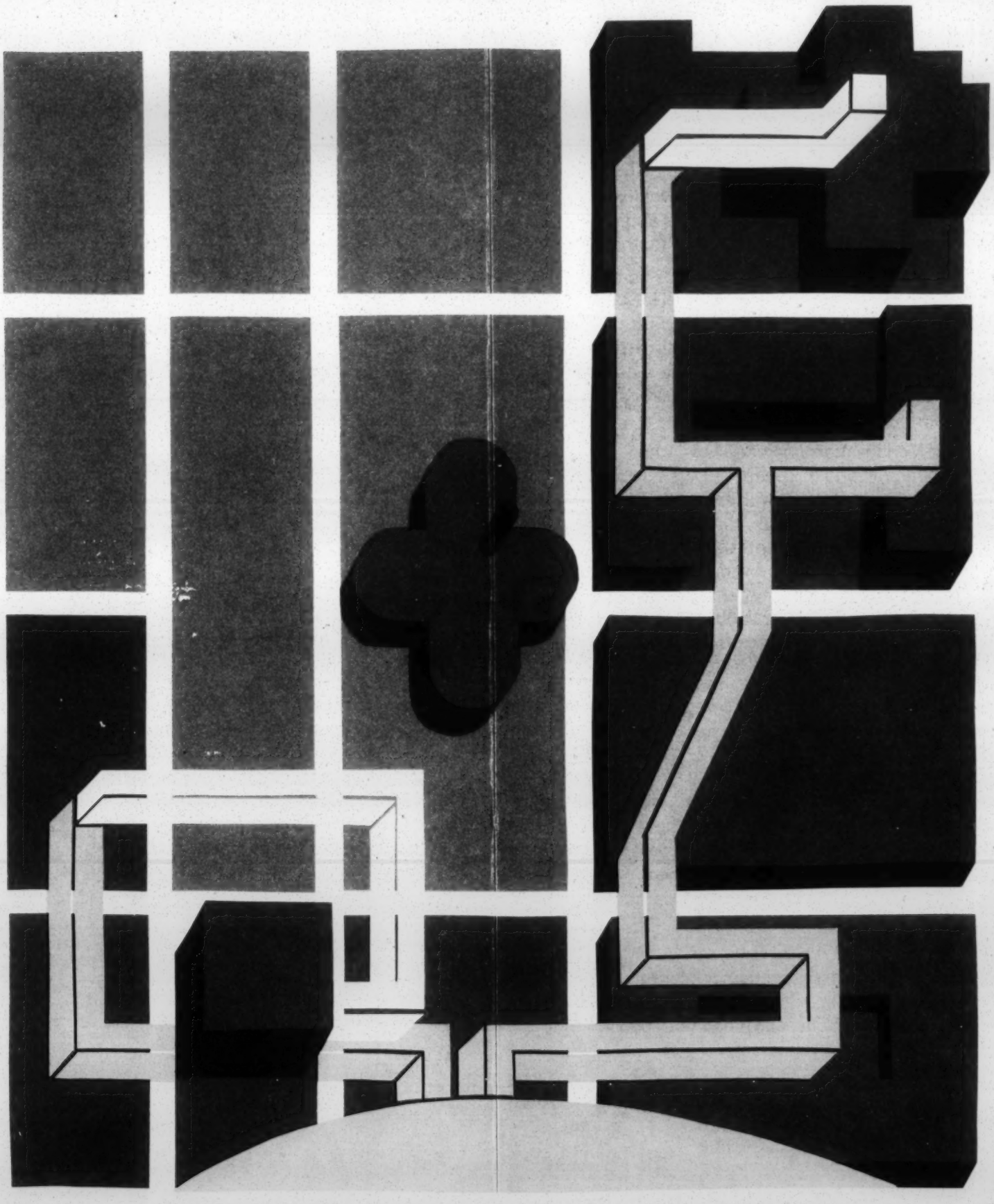
Urban America, Inc. **Development Forum—3**



Development Forum—3 **Delegate Roster**





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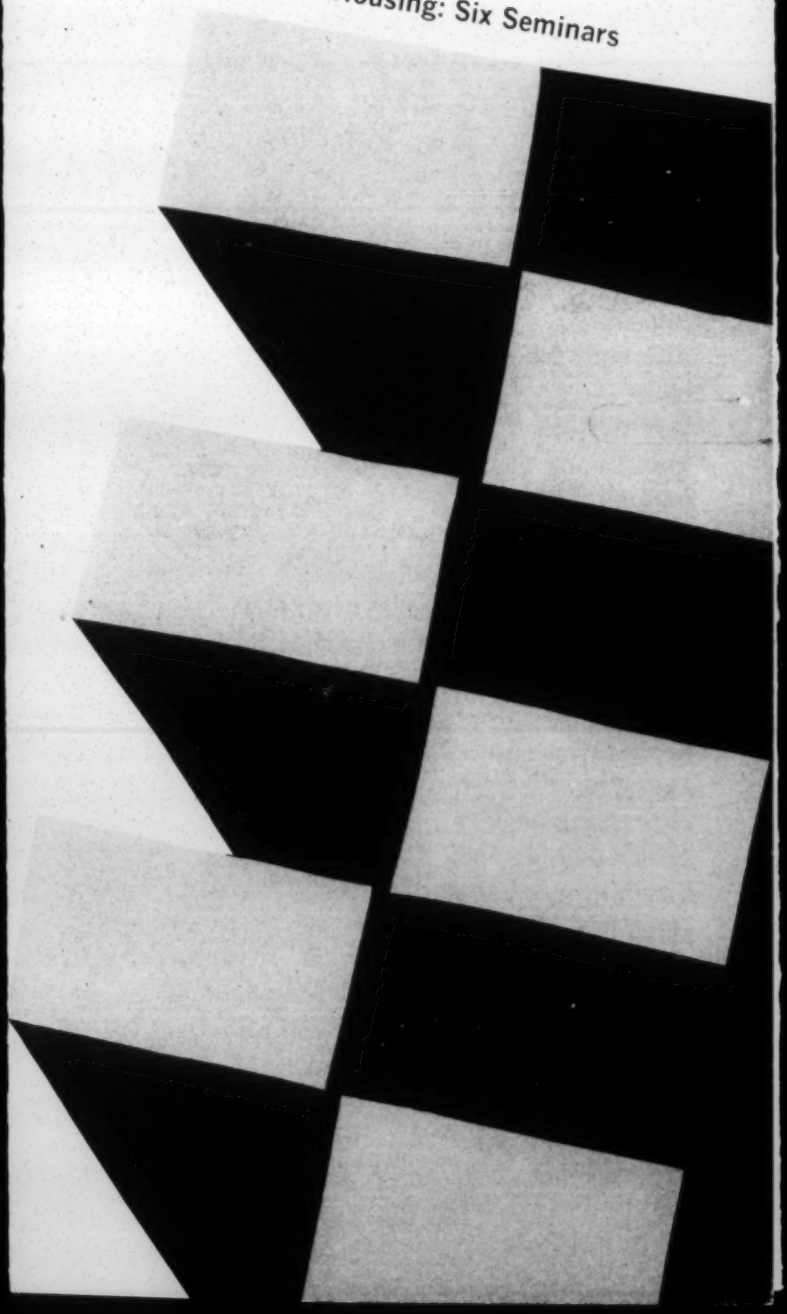
Nonprofit Housing: Six Seminars



Year End Report: 1967

Urban America Inc. is an independent nonprofit organization concerned with stimulating those public policies and private actions necessary to improve the quality of life in the nation's cities. It was established in January, 1965, as an extension of the American Planning and Civic Association, and in December, 1965, merged with the Action Council for Better Cities. This report covers Urban America's accomplishments for the year 1967, and was prepared for the Board of Trustees by William L. Slayton, the organization's executive vice president and former commissioner of the U. S. Urban Renewal Administration.

Urban America's president is James W. Rouse of the Rouse Company, Baltimore, and the chairman of its Board of Trustees is Andrew Heiskell of Time Inc., New York. Its programs are carried out by four centers:

The Urban Policy Center undertakes research and issues reports on matters of public policy relating to American cities, with special emphasis on those that involve the relationship between government and business. Its director is Allan Talbot, a political scientist and former special assistant to Mayor Richard Lee of New Haven, Conn.

The Urban Design Center is concerned with the impact of physical improvements on the appearance and workings of the city, and consults with both public and private clients on the design and planning process. Its director is James N. Kise, planner and architect of Philadelphia.

The Nonprofit Housing Center provides technical and professional assistance to nonprofit sponsors of low- and moderate-income housing, and to business and citizens' organizations in formation of development funds and corporations. Its director is

James P. Twomey, who formerly headed the Community Renewal Foundation of Chicago.

The Urban Information Center produces Urban America's publications, including the bi-monthly magazine CITY, and maintains a reference service for the press and the 80 local citizens' organizations affiliated with Urban America. Its director is Donald Canty, former managing editor of the Architectural Forum.

The Architectural Forum is sponsored by Urban America and published from its offices in New York.

Year End Report: 1967

This report conveys a sense of tragedy as well as accomplishment; the loss of Stephen R. Currier in January continues to be deeply felt. But the extent of accomplishment reflects the firmness of the foundation which Stephen Currier laid for Urban America and the determination of the officers, trustees, and staff to carry on what he began.

Conferences. Urban America's year began with a highly successful Development Forum in Boca Raton, Fla., attended by some 120 national leaders from both the public and private sectors. The theme was "Business Innovation and the Urban Revolution," and the discussion represented the opening of a business-government dialogue on urban problems that grew in scale and significance as the year went on.

The annual meeting in April used Montreal not just as a site but as a laboratory. Delegates toured the city's downtown core and heard the story of its development from its planners, designers, and builders. A similar format is planned for future an-

nual meetings and was used for the fall session of the Executive Committee in Dallas. Mayor Erik Jonsson, other officials, and community leaders met with committee members and staff to explain the city's plans and programs.

More than 1,400 persons participated in six regional seminars conducted during 1967 by the Nonprofit Housing Center in cooperation with the Federal Housing Administration. The Nonprofit Housing Center also joined the Urban Training Center of Chicago in sponsoring three one-week-long workshops for staff members of churches and other nonprofit organizations concerned with low-income housing. The center's conference year ended in November with a national session on development funds and nonprofit development corporations, two increasingly important tools for pooling private capital for housing and other urban improvement efforts. Held in Chicago, this meeting attracted some 300 persons.

A blue-ribbon panel of architects and planners assembled in our board room in early October for a one-day seminar on design plans for cities, sponsored by the Urban Design Center. The seminar involved 30 of the leading figures in urban design—Lynch, Crane, Candilis, Bacon, Buchanan, Rudolph, etc.—and concerned the strategies by which American cities can improve both their appearance and their functioning. The results will be published in booklet form and will form the basis of a center study on urban design strategies.

The Urban Coalition. The idea of an Urban Coalition was first advanced by Mr. Currier in 1966, just after election of the 90th Congress. The U.S. Conference of Mayors and

National League of Cities joined the effort, and staff work was started in early 1967 at Urban America under Ron M. Linton, director of special projects. By summer two meetings of mayors had been held, and at a third the Coalition's second segment, the business community, was enlisted.

The emergency meeting July 31 in our board room, at which the full Coalition came into being, was organized in less than a week by Urban America, the Conference of Mayors, and Potomac Institute. Urban America also played a major role in the next three weeks in bringing about the Emergency Convocation of August 24. The Finance and Administrative Services Division, under David Dawson, literally worked day and night on arrangements for the Convocation. The Urban Information Center was in charge of the Coalition's press relations through the Convocation and the weeks thereafter. Urban America also was responsible for invitations to business leaders. Largely through the efforts of Chairman Andrew Heiskell, they accounted for the largest attendance of any segment invited to the Convocation.

Following the Convocation, direct responsibility for the Coalition passed to its own pro-tem staff, of which Ron M. Linton served as co-coordinator. Urban America continues to provide support and assistance, however. We hope that the Coalition will be only the first instance in which Urban America originates an activity that takes on a life, a mission, and an importance of its own.

Local assistance. During 1967, the Nonprofit Housing Center provided direct technical assistance to 31 low- and moderate-income housing projects in 14 states. Its

first groundbreakings will be celebrated this month. The center also assisted with the creation of development funds and non-profit housing development corporations in Houston and Corpus Christi, Tex.; Buffalo and Elmira, N.Y.; Detroit and Pontiac, Mich.; Stamford, Conn., and Indianapolis, Ind. Through the Appalachian Commission, the center assembled a team of three consultants to undertake feasibility studies of statewide housing development corporations in Kentucky and West Virginia. These studies were delivered to the governors of the two states in December.

As an experiment in local assistance of another kind, Urban America contracted with the City of New York in mid-year to undertake the programming and design of a multi-purpose neighborhood center in the Hunts Point area of the Bronx. The center, bringing together and coordinating a battery of social and other services to neighborhood residents, will be a prototype for others to be built throughout the city. The project team is headed by architect Kenneth Simmons of San Francisco, and the four center directors and I sit as a review board on the project.

The Urban Design Center was in contact with the cities of Cincinnati, Boston, New York, Philadelphia, Washington, and Dallas at the end of the year to discuss the possibility of assembling a market of at least five cities for a coordinated system of street hardware.

Publications and information services. The Architectural Forum enjoyed a steady gain in advertising revenue during 1967, particularly in the last quarter. An independent survey convincingly showed the Forum to be the nation's best-read journal in the

fields of architecture and urban design.

The first issue of CITY was published in April, as Urban America's annual report, and three others followed on a bi-monthly basis. CITY's reception has been excellent, and its circulation is steadily increasing. In addition to the regular issues, a special supplement was published in October on the Urban Coalition and its Emergency Convocation. The supplement is now in its second printing.

Other 1967 publications included Wilfred Owens' colorful Fable on urban transportation; The Necessary Revolution in Housing Finance by John Heimann; Systems in Cities by John Rubel; and the first in a series of Urban America posters. A revised edition of the popular Chart Book of urban statistics also was produced in 1967. An interesting assignment came in the fall from the League of Women Voters of the U.S., which asked Urban America to produce a substantial booklet for distribution to its membership. The subject is nothing less than the full range of urban problems, plus proposed solutions. Content has been developed through a series of staff seminars attended by League representatives, and editorial work is now in process.

The reference services of the Urban Information Center were reorganized in the fall according to a "matrix" of urban issues of current concern. The objective is to make these services more immediately useful to the press and to Urban America's local affiliate organizations, as well as to the others who call on us for information in substantial and increasing numbers. On issues of common interest to the 80-plus local affiliates, information "kits" will be assembled and sent to them periodically.

The first kit is on the subject of highway design and location.

Invitations have been sent to some 500 newspapermen around the country to join the Urban Writers' Society, for which the Urban Information Center will act as secretariat. The society's purpose is to increase and inform the interest of the nation's newspapers in urban problems. Its chairmen are Donald Canty; Grady Clay, writer, editor, and consultant to the Urban Journalism Center of Northwestern University; George McCue of the St. Louis Post-Dispatch; and Wolf Von Eckardt of the Washington Post.

In December, Urban America agreed to sponsor and seek funds for a two-phase national Advertising Council campaign on urban problems. The campaign will emphasize the urgency and seriousness of these problems and urge a variety of responses on citizens, including the joining or formation of local urban coalitions. One phase will be carried on through the general national media of newspapers, magazines, and network radio and television. The second phase will involve business and industry publications and would be co-sponsored by the Business Press of America Inc.

Research and policy studies. This is the one major program area at Urban America that is not yet beyond the planning phase, simply because the Urban Policy Center was not staffed until fall. However, Allan Talbot by year's end had developed a series of designs for policy studies which we have every hope of implementing in 1968. Major fields of emphasis in Talbot's program include involvement of the private sector in urban improvement; development of a

national urbanization policy to deal with future population growth; transportation planning, with emphasis on recommendations for the 1972 federal highway program; and racial-residential patterns in metropolitan areas.

Other activities. The generality of this heading reflects the fact that many requests made of Urban America and its staff cannot be classified under formal programs. Almost daily we are called upon to give informal advice to a city, an organization, or an individual at work on urban problems.

During 1967, I gave 20 public addresses around the country on behalf of Urban America, and was invited to testify before Congressional committees on metropolitan problems, private involvement in urban affairs, and urban highway planning and design.

In addition, I serve as chairman of HUD's Advisory Committee on Urban Development and a member of Mayor Washington's Task Force on Economic Development for the District of Columbia. James Twomey has served on the executive committee and board of trustees of the National Association of Housing and Redevelopment Officials. Allan Talbot has worked with the Advisory Commission on Intergovernmental Relations' new towns study, and is a member of HUD's professional advisory committee on the model cities program. James Kise has conferred with the Metropolitan Boston Transportation Authority on the systemwide design of graphics and station renovation in its subway design program, the city of Camden, N. J., on its renewal activities, and the San Francisco planning department on the drafting of an urban design plan. He has served as a member of

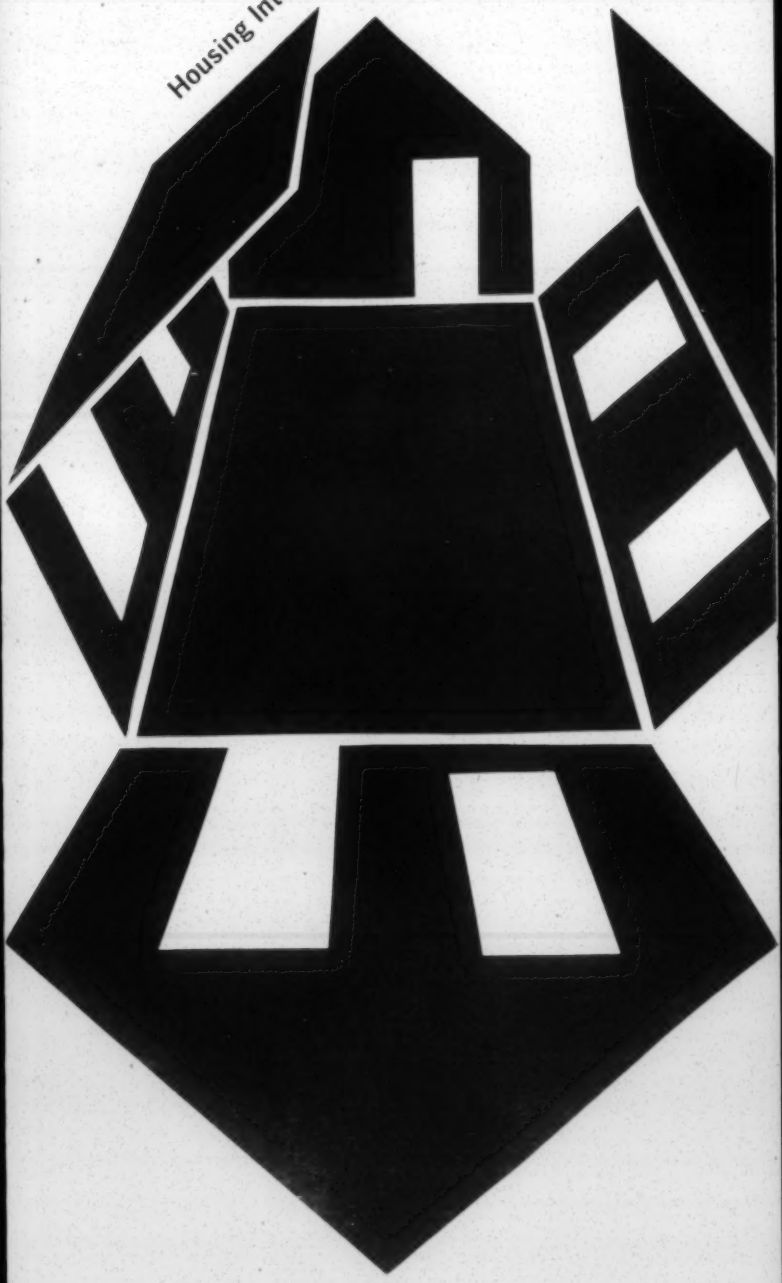
Panel B of the Nonrail Transit Vehicle Study, which was initiated by the National Academy of Engineering and the National Research Council in response to HUD.

Summary. There is a simple test to apply in evaluating Urban America's year: What difference would it have made to the nation and its cities if there had been no Urban America? Without Urban America there would have been no Urban Coalition, no similar alliance incorporating private industry to such a significant degree. Certainly the nonprofit organizations seeking to improve urban housing, and the sources of private capital seeking involvement in urban problems through development funds and corporations, would have been at a loss for technical and professional assistance on how to proceed.

I believe, too, that the voice of Urban America would have been missed in the national debate over urban problems and policies, although its impact is impossible to measure precisely. It is my conviction that we have made a solid beginning in establishing Urban America as an independent and authoritative commentator and source of information on urban affairs. That is the heart of the purposes for which Urban America was first formed.

William L. Slayton
January 22, 1968
Urban America, Inc.
1717 Massachusetts Avenue, N.W.
Washington, D.C. 20036

Housing Intern Program

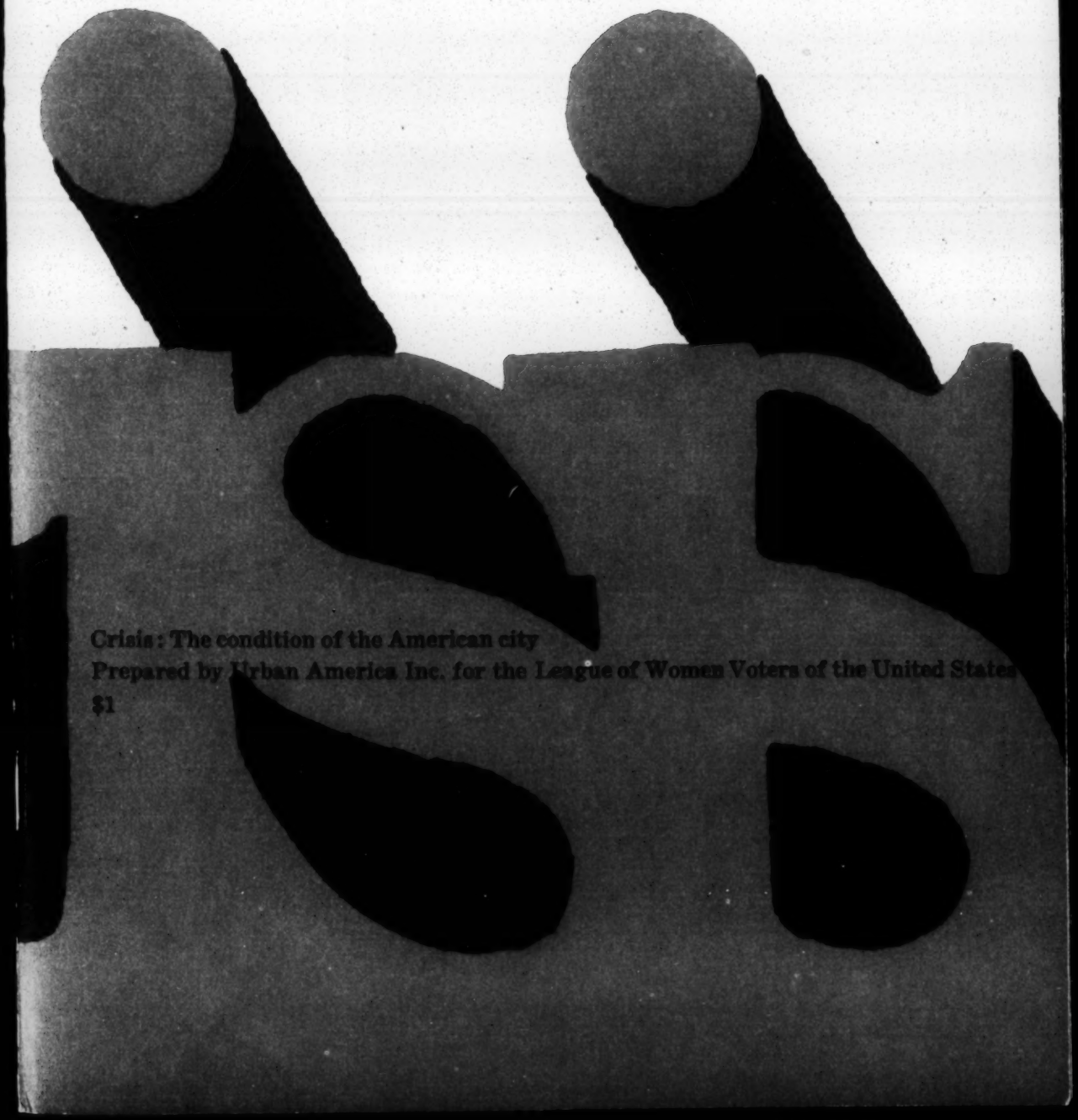


Urban America's Tour of Europe's New Towns

1968 Housing Workshops

1968 Housing Workshops

MIS



Crisis: The condition of the American city

Prepared by Urban America Inc. for the League of Women Voters of the United States

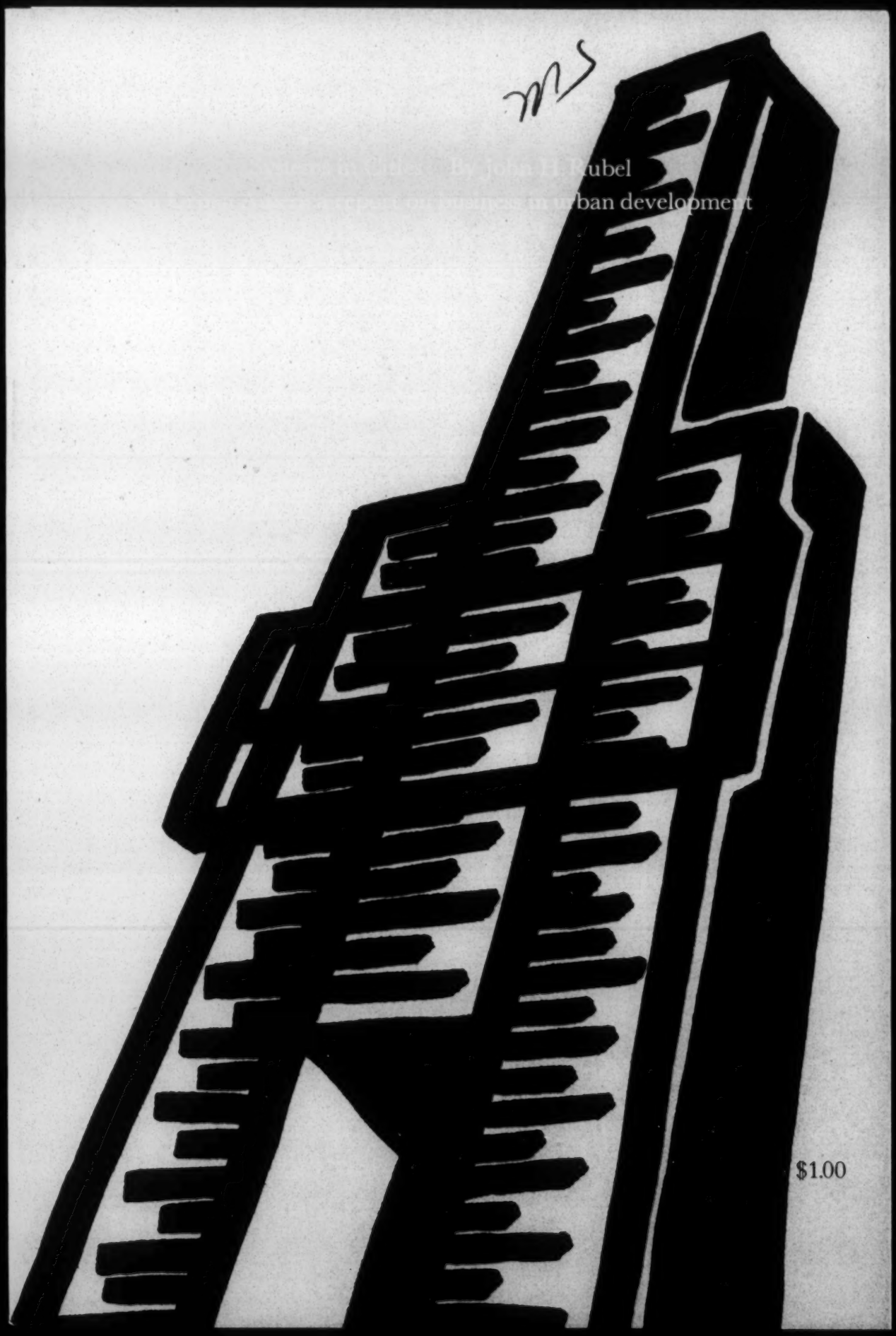
$1

This booklet is about the urban crisis. It is based on the premise that, depending on the choice the nation makes, this crisis can bring either disaster or constructive change — that for our cities and their people it represents The Turning Point.

Membership form

Selling in Cities. By John H. Rubel

A report on business in urban development



$1.00

BEST COPY AVAILABL

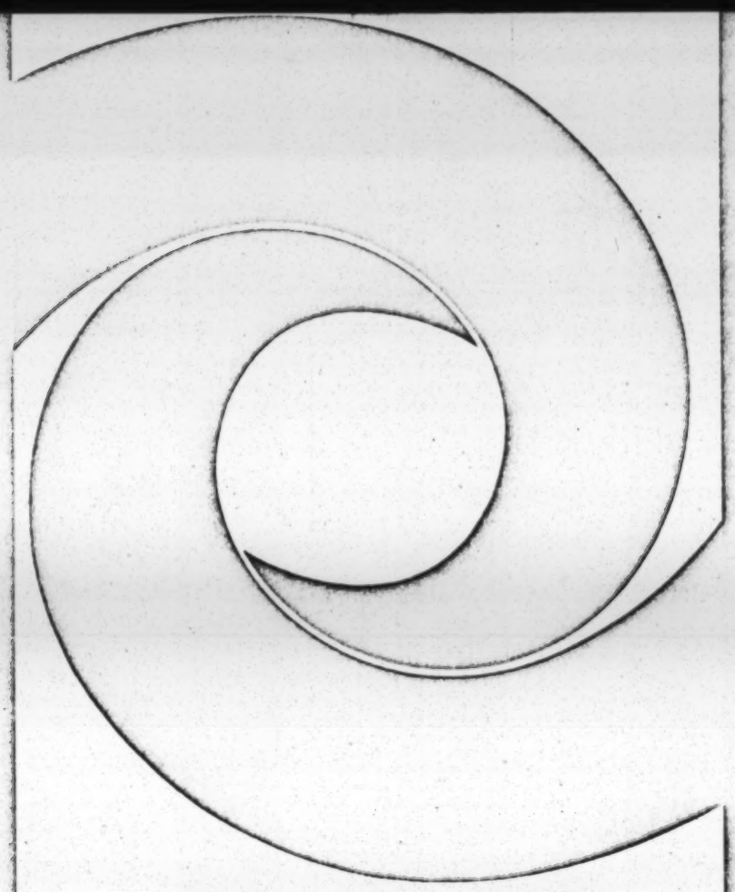
The Necessary Revolution in Housing Finance By John G. Heimann

An Urban Affairs Reprint from Foreign Affairs

Our People and Their Cities

Chart Book

Urban America, Inc.



NOTICE OF ANNUAL MEETING
June 5-7 -- Detroit
Hotel Pontchartrain

- The official annual meeting is on Thursday, June 6.
- Mayor Cavanagh speaks at noon on Wednesday, June 5.
- Youth groups from around the country will discuss their activities Wednesday afternoon.
- Thursday afternoon, June 6, there will be meetings in local neighborhoods with neighborhood leaders.
- Friday, June 7, is New Detroit Committee day.
- You will be receiving detailed information soon, but place these dates on your calendar now!

URBAN
REDEVELOPMENT
NEWS
BULLETIN

A News Bulletin of the Redevelopment Division of Urban America, Inc.,
1220 16th Street, N.W., Washington, D.C., 20036
Herbert M. Franklin, Director

May 1966..... No. 70.

SUMMER LECTURE-WORKSHOP REGISTRATION INFORMATION will be mailed shortly under separate cover. Please send any extra copies you may receive to interested associates. See p. 2.

ARTHUR RUBLOFF SUCCEEDS LEWIS KITCHEN AS CHAIRMAN OF GOVERNING COMMITTEE; MEMBERS FOR 1966-67 NAMED

Lewis E. Kitchen, a founder of the Division and Chairman of the Governing Committee since its inception in 1963, retired as chairman at the annual meeting of Urban America, Inc. in New Orleans May 15-17. The Trustees of Urban America have chosen Arthur Rubloff to succeed him.

Kitchen, who is President of City Reconstruction Corporation of Kansas City, Missouri, will remain on the Committee. The company has urban redevelopment projects planned or underway in Pittsburgh, St. Louis, Los Angeles and other cities.

Rubloff is Chairman of the Board of Arthur Rubloff and Co., Chicago. He is the developer of "Carl Sandburg Village", an urban redevelopment project containing 4000 dwelling units at a projected total cost of

THE NEW YORK TIMES, TUESDAY, JUNE 21, 1966.

Protestants Unite on Drive for Low-Rent Housing

Protestants Unite For Housing Drive

By EDWARD B. FISKE

Several large Protestant denominations and secular groups have agreed to pool their resources in a multimillion-dollar effort to stimulate the construction of low-rent housing throughout the nation.

The new project, the first of its scope in the housing field to involve both religious and secular agencies, has been announced by Urban America, Inc., a private, nonprofit urban planning group here that will administer the program. Its purpose will be to encourage the formation of nonprofit corporations to sponsor low-rent housing by offering such groups enabling funds and technical assistance.

The United Church of Christ is already committed to the program, and approval is expected soon from the United Presbyterian Church in the U.S.A., the Protestant Episcopal Church and the Methodist Church. The American Baptist Convention is also considering participation.

In announcing the project, Stephen R. Currier, president of Urban America, said the program would use an annual operating budget of approximately $1-million to release "hundreds of millions more" in federally insured mortgages and interest and rent subsidies.

Under Federal housing legislation — principally Section 221(d)(3) of the Housing Act of 1961 — nonprofit organizations, including church-related groups, are eligible to receive Government assistance for the construction and rehabilitation of low-rent family housing. Such assistance comes in the form of mortgage insurance and subsidized interest payments.

Additional funds will also be available to nonprofit groups through the recently passed rent supplement program. Under this program, tenants would pay 25 per cent of their income for rent and the Federal Government would pay the remainder required to keep the housing project solvent and in good repair.

Mr. Currier said the Urban America program could reach the point where it would be assisting in the construction of from 20,000 to 30,000 units annually. Low-rent housing is currently being constructed under the Housing Act provision at about half this rate.

The New York Times

Stephen R. Currier, president of Urban America.

The Urban America staff will seek to stimulate interest in the sponsorship of housing by local churches and other nonprofit groups, provide "seed" or enabling funds on a revolving-loan basis, and also technical, legal and other assistance at all stages in the development of the corporation.

It is prohibited under an agreement from acting as a sponsor or owning properties itself. In some cases it may charge nominal fees and interest for its services and loans.

The new program will be implemented in the form of an expansion of the present activities of Urban America's Local Development Services Division. Since February, 1965, this division, working under a Ford Foundation grant of $575,000, has provided technical services to nonprofit groups involved in the construction of approximately 3,000 units.

Urban America, Inc., is the result of a merger last December of the Action Council for Better Cities, a national organization of civil leaders concerned with urban planning, and Urban America, Inc., a planning group previously known as the American Planning and Civic Association.

In addition to the Local Development Services Division, Urban America publishes the monthly magazine Architectural Forum and operates design and information centers. These activities are supported by the Taconic Foundation and industrial concerns. The chairman of the board of trustees of Urban America is Andrew Heiskell, chairman of the board of Time, Inc.

Church interest in the technical services project stems from the large numbers of requests for help received by national church agencies from local churches and church-related groups interested in doing something about housing problems in their areas.

Under its agreement, which must be renewed after two years, Urban America will provide administrative staff and facilities and direct the program.

URBAN
AMERICA
INC.
2 West 46 St.
New York
N.Y.10036

A News Bulletin of the Redevelopment Division of Urban America, Inc.,
1717 Massachusetts Avenue, N. W., Washington, D. C., 20036
Herbert M. Franklin, Director

June 1966.....No. 71.

REGISTRATION STILL OPEN FOR LECTURE-WORKSHOPS
(See last page for registration form)

SLAYTON SUCCEEDS LASH AS EXECUTIVE VICE PRESIDENT OF URBAN AMERICA, INC.; OFFICES TO MOVE TO WASHINGTON

The Executive Committee of Urban America, Inc., has appointed William L. Slayton as Executive Vice President of Urban America, Inc., to succeed James E. Lash, who has resigned. In another action the Committee also decided to move the headquarters of Urban America to Washington, D. C.

Slayton, former Urban Renewal Commissioner, has been Director of the Urban Policy Center of Urban America. Lash had been Executive Vice President of the ACTION Council for Better Cities prior to its merger with Urban America in December, 1965.

The offices of the Executive Vice President and the Redevelopment Division are now located at 1717 Massachusetts Avenue, N. W., Washington, D. C., 20036 (phone (202) 265-2224). Other components of Urban America will move to or be established at that address over the summer.

"...We will strive unceasingly to quicken the public sense of public duty; that thus... we will hand on this city, not only not less, but greater, better, and more beautiful than it was given to us."

Urban America, Inc.
The Action Council for Better Cities

Annual Mid-Winter Development
Forum - Urban America, Inc.
Boca Raton, Florida
January 16, 1967

"NEW SYSTEMS FOR URBAN DEVELOPMENT"

G. T. Bogard
Division General Manager
General Electric Company

When I was invited to attend this forum on urban development, it was accompanied by the suggestion that a few members of the Board of Trustees would like to know about General Electric's plans to help solve urban problems. Certainly, that seemed innocuous and not overly taxing, even for someone striving to organize a new business to undertake community development.

But then I received a copy of the agenda from Urban America headquarters and discovered that I was the lead-off speaker whose remarks were to be commented upon by gentlemen whose knowledge, experience and credentials in respect to the subject were far greater than mine!

Along with this useful information came a note from our esteemed Executive Vice President, saying: "We would be particularly interested in how General Electric's plans compare with John H. Rubel's suggested approach to building cities and - an explanation of how G. E. plans to work without government assistance, as reported in the Wall Street Journal."

Perhaps it might be well to satisfy Mr. Slayton's curiosity at the outset by stating:

1. General Electric is embarked upon a course which somewhat parallels that recommended by Mr. Rubel in his very perceptive proposal on how government and the private sector can work toward creating better cities, but with one difference: General Electric's program is being initiated without government contract and without a quasi-public corporation supplying capital funds;

2. Never believe everything you read in the newspapers! Government is today, and will continue to be, a most powerful and pervasive force in moulding the shape of urban communities. A failure to relate our efforts to the ingenious programs originating at Federal and local levels would unnecessarily deter the evolution in the building process which we are dedicated to seek.

General Electric Objectives

It is time for me to proceed to my task, which is to explain the interests and objectives of General Electric in undertaking a systems approach to solving the problems of city construction. Major business enterprise is no less concerned than government, universities, planners and the public, to find workable solutions to many common problems shared by cities of every size. I hardly need repeat them to this audience . . . they are all too familiar:

Air Pollution
Water Pollution
Unsatisfactory waste and sewage disposal
Traffic congestion

Inadequate public transportation
Overcrowded and ill-equipped schools
Inadequate health and medical facilities
Ever-rising cost of land and housing
Inflexible planning, zoning, codes and regulations (which somehow never result in what was well-intended)
Outdated construction practices

. . . and this is only a partial list of the many problems.

Creating better living environment through the present process of development and construction has failed to keep pace with a highly industrialized society in a climate of rapidly changing technology and a steadily expanding economy.

When it is contemplated that our population, family formations, spendable incomes and volume of construction will double in the next 35 to 40 years - and the quality of our urban environments are steadily deteriorating - it is a challenge to everyone, not just the building industry, not just governments.

As a matter of fact, we in General Electric are very much concerned about the future and growth of building. It is the only major industry failing to participate in the greatest economic boom the world has ever known. It will come as no news when I remind you that building has been on a long term plateau for more than a decade, constructing 1.5 million housing units annually, plus or minus 100,000 (that was before tight money and higher interest rates).

The two things that continue to rise are the cost of developed land and cost of construction. Increased values, at least in the eyes of

never-more-prosperous potential customers, just have not materialized. Thus, housing's share of consumer spendable income continues to lose out to more attractive goods and services.

The concern of citizens, government or business corporations, extends to include such problems as:

1. the rapidly growing crime rate (500% faster than population gains);
2. inefficient and unsatisfactory municipal services;
3. inadequate health, sanitation and medical facilities to serve a rapidly expanding population now living longer than ever;
4. inability of our educational system to keep pace with explosive demands;
5. breakdown in public transportation and circulation within cities;
6. cultural and recreational opportunities not keeping pace with increased leisure time and growing affluence;
7. steadily accelerating per capita taxes to provide community services;
8. rapidly skyrocketing costs of all amenities, services and construction;
9. wasteful and ineffective land use;
10. failure of the building process to progress into the 20th Century along with other major industries (it is still largely a handicraft industry in an otherwise industrialized society with little cost control, little innovation and a signal lack of progress).

Let me state here and now: We are not among those who believe that the Federal government should assume all responsibility for meeting these challenges; or that the problems are too monumental for private enterprise to tackle; or that either can find the solutions alone. There is strong

evidence that the thousands of relatively small entrepreneurs engaged in building and developing cannot bring about an evolution in the building process or the creation of vastly better environmental values . . . not because they would not like to! They simply have not the resources to do so.

A year-long study has led General Electric to consider a new role in the building and development field. After a careful observation and investigation into the lack of progress in meeting the problems of building and development, it became clear that progress was essentially blocked by the interaction of restrictive, inflexible planning and zoning regulations; archaic; non-uniform conflicting codes and inspection practices; union work rules and limitations; the highly fragmented character of the construction industry (thousands of firms, with limited financial capacity and unequal bargaining power); plus the unwillingness of mortgage lenders to support builders who might want to innovate and experiment. In other words - the cards are effectively stacked to discourage innovation, experimentation and development of new systems and techniques.

The problems were not difficult to identify, but what to do about the roadblocks to progress is something else! In considering alternative solutions which could be developed, a conclusion was finally reached that a large, diversified, financially strong enterprise, with broad interests running throughout the entire fabric of a city, might contribute importantly

to the development of new prototype communities which offered more human values, greater living satisfaction . . . at less investment cost and lower per capita operating costs than existing cities presently afford.

Here, it seems, is an excellent opportunity to serve society, assist government in meeting its goals, move the building industry toward transition and growth -- while demonstrating that major industrial companies can have an important role in the quality of urban life.

From past experience in production and distribution of power, in attaining far-reaching objectives in aero-space and weaponry, it is convincingly evident that a systems approach to complex problems is time conserving, economical and effective. Rapidly advancing computer technology is helping to solve complex problems, do mathematical modeling and perform simulation programs at a feasible cost in both time and money.

If we can only establish and define the end results we seek in a city environment, or putting it another way - create performance specifications - then a kind of reverse Critical Path can be mapped out which identifies necessary input and the desired sequences of application required to reach the end objectives. Therefore, if we can identify what constitutes a better community and know what values to end up with, it should be possible to create the kind of city people would really like to have, and at costs they can afford to pay.

Using systems analysis and program phasing as a guide to development and construction will certainly bring about savings in building and developing planned communities just as it has when applied to other complex problems. We believe a large diversified enterprise such as General Electric, has the resources to tackle the challenge of building new cities, if we correctly assess the nine crucial factors for success, which are:

First and foremost - the financial staying power to undertake a 15 - 20 year development program of prototype communities numbering 100,000 people or more;

Second - systems experience and a wide range of technologies and engineering capabilities which can be focused on development and construction problems;

Third - facilities and organization to undertake broad scale research;

Fourth - the ability to enlist and integrate the inputs of multi-disciplined professionals who have important contributions to make;

Fifth - a product manufacturing capability which embraces almost the complete spectrum of community services, including --

a) power production and distribution;
b) water management;
c) waste, trash and sewage disposal;
d) transportation systems and traffic control;
e) communications - educational, entertainment and security;
f) information accumulation, processing and control;
g) educational systems - print and electronics;
h) medical electronics systems
i) indoor climate control;
j) environmental lighting;
k) building materials;
l) household service functions;
m) financing - conditional sales, mortgages and leasing;
n) electric product service and maintenance.

Sixth - highly developed marketing and servicing skills to permit identifying and satisfying people's needs and expectations;

Seventh - ability to create a job base and the knowledge of what makes attractive plant locations for a variety of businesses, hopefully, to be attracted to a well-developed industrial park;

Eighth - integrity and responsibility which the public recognizes and accepts;

Ninth - management accustomed to undertaking large and complex projects uninhibited by long experience with the fixed patterns of the building industry.

Although General Electric has had only limited experience in community development, having operated the town of Hanford, Washington for the AEC, and it with a population of less than 20,000, we believe that we have the management skills; the scientific, engineering, manufacturing, marketing and financial resources; to create prototype communities on a large enough scale . . .

. . .to provide thousands of homes and apartments in a community characterized by a diversity of incomes, occupations, cultures, age groups and interests;

. . .to create basic employment for the majority of residents and provide commutation to a wide variety of jobs;

. . .to provide for the full cycle of life with a wide range of educational, recreational, entertainment and cultural opportunities;

. . .to provide better answers to the problems of air and water pollution; waste and sewage disposal; transportation and circulation within the community;

. . .to add a high order of beauty and aesthetic appeal to structures and to public and private lands;

. . .to improve municipal services and efficiencies, and at a lower per capita operating cost. (Consider, for example, an information utility performing essential functions for municipal operations and sharing time on its computer with commerce, industry, schools and hospitals.)

The kind of planned, multi-functional community being envisioned means more than just physical and aesthetic planning . . . it must incorporate economic and social planning to make it a viable, self-defined, self-sufficient community.

Thus far, most of the so-called new towns are a collection of physically designed neighborhoods or subdivisions. Most lack economic planning and are not very sophisticated in their approach to human or social problems.

This is an area where builder-developers and manufacturers have the least knowledge and expertise. We must look to experienced planners, sociologists, anthropologists and psychologists for guidance. I am sure that no one has all the answers, but by a process of trial and (I hope) not too many errors, we should be able to achieve many large scale improvements.

In reaching our objective to create a better urban life, there are important by-products to be achieved along the way. What is badly needed is to accelerate an evolution in the building process comparable to that which has been under way in other major industries. Without added product features which appeal to customers; without cost reduction programs which result in lower prices and higher values; the building industry is pricing itself out of business at a rate which has stymied growth in volume for a period of more than ten years.

Working with the Institute for Applied Technology; trade unions; contractors; architects; and consulting engineers; we believe that General Electric can develop a modular concept of components in electro-mechanical systems which will reduce in-place cost of all essential services provided in new construction. If a transition can be made from material specifications to performance specifications, it will greatly accelerate the introduction of new materials and construction techniques into building.

Although we have confidence that much can be accomplished, there is a large element of risk in community building projects extending over a long number of years. To expose General Electric shareholders to minimum risk and optimum opportunity for long range gains, we will attempt to locate our new planned communities in those areas with the most rapid growth of population and capital formations. Ideally, they will be within one hour commuting time of metropolitan centers of at least a million population; within thirty minutes of a jet port; have excellent access by freeway, rail and water.

To provide maximum market appeal there will be green space; good circulation planning; excellent schools; medical, church and recreational facilities; a college or university; a determined effort to provide a cultural climate which enriches community life.

General Electric will control the land (10,000 acres or more); establish master planning; maintain architectural and design supervision; install

necessary utilities, amenities; and retain ownership of key commercial properties. It will in no way be a Company town, even though a new plant expansion may be located there to seed the job base. Builders and individual owners will be invited to purchase improved land for construction. Planned diversity and variety is the objective with pleasant and beautiful surroundings paramount.

We envision an integrated community with a wide range of housing types appealing to all income levels except the very lowest (no developer can yet afford to provide such without substantial subsidies). Experiments will be initiated in land planning; innovations will be introduced into off-site and on-site improvements which, hopefully, will result in substantial cost savings. New approaches to municipal services will be initiated to reduce cost and improve operations. But, we will not attempt to build the town of tomorrow! We expect improvements to come by evolution rather than revolution. People are very conservative about what kind of housing they buy, regardless of how much interest they show in the home of the future.

General Electric may not be able to undertake the number of planned communities it would like, and other developers may also be stymied in their efforts, due largely to one major obstacle: Unavailability of well located land at an affordable price. When a study is made of realistic selling prices of housing, commercial and industrial properties; and taking into account the costs of improvements, amenities and public facilities; our computer programs and feasibility studies indicate a ceiling of about $2000

per acre for raw land is all a developer can afford to pay. Don't forget that building a city will probably require 20 years or more and carrying charges will approximate 8 percent including interest and taxes.

I submit that the Federal program for 50 percent loans to developers on large land purchases is of questionable value and will not accelerate successful new town development to any degree.

If a development proposition is sound, as Messrs. Rouse, Simon and Hunt have demonstrated, insurance companies or pension trusts will make investment funds available. Land acquisition is only one problem . . . marketing at a very demanding schedule is a far greater one . . . and more difficult to solve.

A more helpful program of government participation would be one now used for urban redevelopment: Exercise the right of eminent domain to acquire strategically located tracts which would minimize public service expense for transportation, schools and services; utilize large capital investments in existing highways, railways and water ways. Then, re-sell to private developers having the capabilities to develop new cities on a takedown schedule geared to the market absorption rate.

Another suggestion (by Philip M. Klutznick, the only developer I know who has completed a new town of 35,000) is certainly worthy of consideration: "Government to provide capital without interest to build public facilities; i.e., city hall, police and fire stations, parks, schools, arterial roads, water and sewer facilities." This would insure quality of

services from the outset and multiply chances of successful urban development at the most accelerated pace.

As we proceed toward developing prototype communities, we hope to involve the more progressive architects; planners; social scientists; consulting engineers; contractors and builders; in helping to create better environmental values than now exist . . . at a cost within the reach of more American families and . . . at an accelerating pace which will serve to spark a resurgence in new construction that is already long overdue.

# # #

THE NECESSARY REVOLUTION IN HOUSING FINANCE

ADDRESS BY
JOHN G. HEIMANN, VICE PRESIDENT,
E. M. WARBURG & CO., INC.
AT
URBAN AMERICA, INC. DEVELOPMENT FORUM
BOCA RATON, FLORIDA

JANUARY 17, 1967

Some six months ago the Secretary of the Department of Housing and Urban Development asked if I would be willing to undertake a study of housing and the private capital markets for him. Of course, I was honored and challenged by this assignment and, subsequently, spent over three months considering some of the fundamental problems of housing finance. I admit to accepting this responsibility with at least one overwhelming and continuing personal prejudice -- I believe that decent housing is a fundamental requirement for the health, welfare, and prosperity of our citizens. It is a foundation upon which we can continue to build a proud and responsive nation.

Obviously, satisfactory housing conditions are not enough. They must be coupled with a broad variety of private and public services necessary to satisfy the human requirement of our complicated age. Nevertheless, all of the benefits of an enlightened society will have a depreciated value if the recipient of these services must return each evening to a vile and stinking slum tenement which, under the most generous of terms, is unfit for human habitation.

I did not join the Secretary because I felt concern for the housing industry. I joined him because of the concern he has for the

people of this nation now deprived of decent living conditions, -- the customers, if you will, of the housing industry.

Today, I would like to share with you some of my observations. This is not a rehash or a precis of my report to the Secretary. Rather, it represents my personal and private view of what is wrong with housing finance in this country with particular emphasis on the urban needs of moderate- and low-income families.

The problem is well-known to all of you. The flow of funds into housing has been discussed and documented in a thousand ways by almost as many interested parties. There is no shortage of statistical studies though not all of it is as revealing as we might like. There is no dearth of printed material on the subjects of What Is Wrong and What Should Be Done About It, though most of these studies have been prepared by special interest groups. There is no lack of information as to the investment patterns and practices of those financial institutions which supply funds for housing. As a matter of fact, how could there be a shortage of paper in an industry with so many different lobbies swamping the Congress with information and ideas!

For all of this information flow, however, the industry is beset with recurring similar financial crises. And these crises are bound to plague us again and again until some fundamental change in the ways by which we channel savings into the creation of dwelling units is brought about. As Santayana so wisely noted, "He who does not remember the past is condemned to repeat it." I think the industry remembers the past: the question is whether there is the determination to bring about change.

We are aware of the magnitude of the need which is directly translatable into dollar requirements. As the Secretary noted in his speech

to the Mortgage Bankers last November, the next decade will require sums in excess of $300 billion if we are to create a balanced housing supply in this nation. That is $30 billion plus a year which must be available for mortgages, -- quite a target, even though one which has been reached in the past.

It is obvious to me that the financial solutions must combine private resources with public assistance. It is equally obvious that both monetary and fiscal policies have an overwhelming influence on the ability of the private sector to provide the required units. Accordingly, this raises the question of national priorities and possibly even direct federal allocation of resources. However, since the over-all allocation of resources has traditionally been, and still is, the province of the private sector, we must consider a program which will make the financial needs of housing more competitive in the search for funds. At the present time, this search is an unequal competition with the housing industry representing the most unequal participant and moderate- to low-income needs the most unequal participants in an unequal industry. (The question of allocation with attendant national policy set to provide a given minimum number of units per year is left to another discussion.)

The housing industry, in all its parts, is a vast network of product and services, distinguished in American industry by its fragmentation. It is one of the few remaining industries which is dominated by the small, independent entrepreneur. In many ways, it is inefficient, high-cost, and woefully under-capitalized. The finished product is the result of the activities of many parties, large and small, all of whom presumably find their participation in the process profitable.

The housing industry, more than any other, is beset by problems which can best be described as "political." The entrepreneur must consider building codes, zoning regulations, work rules of the local trade unions, as well as the market for the product he produces. It is the pattern to consider each project as an individual entity, whether it be a small subdivision or a large multi-family project. The entrepreneur works project by project; 1/ the laborer is employed project by project; the material is ordered project by project; and the financial institutions lend project by project. Fragmentation is the best phrase to describe the entire process.

1/ The project by project concept will have to be revised if we ever hope to create a balanced housing supply. A dramatic change of thinking is required by both the public and private participants in this process. For example, forecasts may indicate the need for a certain income level of housing in a given area over the next 5-10 years. Yet, the entrepreneur will only build that which hopefully will be rented immediately upon completion; FHA will only approve a project it feels will be economically viable (fully rented) upon completion; and the financial institutions will follow suit.

The rationalization for revision must be interwoven with the concept of the socio-economics of the urban area. This obviously leads to consideration of the rather controversial area of Federal-State fiscal relationships. We must review the entire structure of tax in-flow and out-flow in respect to public needs. Local governments do not have the tax base to support public programs and it is becoming quite apparent that they shall increasingly rely upon the tax-gathering capability of the Federal Government. How this is to be accomplished is the subject of considerable discussion. A variety of plans have been proposed ranging from the Negative Income Tax to the Heller-Pechman concept of "block grants" to the States.

Once again, we are faced with the need of redirecting the flow of funds. Over the next decade, our economy should be sufficiently strong and productive to produce the funds necessary for the public improvements we seek. Not only do we need the will to accomplish these improvements but we must also devise the techniques by which the available funds can service the needs of the people at the lowest possible cost.

Within the industry, there is a multitude of special interest groups, each favoring a single process, service, or component. The cross-activities of these groups have led, I believe, to maintenance of the status quo. Lobbies representing these groups are strong and, in many cases, singularly potent. It is important to note, however, that there is no lobby concerned with the problems of the creation of housing in all its parts. The lobbies, like the industry, are fragmented.

It is inconceivable to me that this giant structure, splintered as it is, cannot be changed, shifted, and modernized.

The financial system developed to service the housing industry is also specialized and fragmented. The local nature of real estate has required local lending. As there is little mass production of housing, there is also little mass lending. Private capital does not flow freely, on a nationwide basis, into real estate. Only certain investing institutions are geared to purchase mortgages as the impedimentia of real estate documentation requires trained staff. In times of tight money, the available investment flow dries up rapidly as there are no alternative techniques available by which capital can be attracted to the mortgage. When money is plentiful, there tends to be an oversufficiency of mortgage funds, often leading to a relaxation of standards and therefore more future problems.

Even when the financial system is supplying funds, it does so largely to areas in which our problems are not of a pressing nature. Investment funds find their way into single-family homes, upper-moderate-income and luxury dwelling units and commercial properties. Precious few dollars find their way into properties serving the moderate- and low-income families.

Repeated experience has shown us that this financial system ceases to function effectively when it is most needed.

The capital required for this vast industry should be divided into two categories: (1) variable-income capital (equity) which earns a variable return dependent upon the success of the investment plus the values created by the available tax benefits; and (2) fixed-income capital which receives a fixed return, a repayment of principal upon a specified maturity, and represents a senior lien on the property. The requirements of these two classes of capital are quite different but they bear an important relationship to each other.

When the industry talks about the availability of capital, more often than not, it is referring to the fixed-income sector. Yet the availability of equity and the quality of that equity is equally important to the long-run health and stability of the housing industry. Within this broad generalization, there are differing classes of need. For example, the equity requirements for single-family homes present a different problem than the needs of multi-family units in urban areas.

There is every indication that sufficient equity has been available for the relatively modest programs of moderate- and low-income housing constructed to date. This may not be true, however, of any greatly expanded program, as this present supply of equity is limited, not only quantitatively, but also because it is broadly spread in relatively modest amounts. In addition, the bulk of this equity is "one-shot;" i.e. capital which is not committed to a continuing program of investment. This type of equity flows irregularly and is more a creation of the tax laws than it is of pure investment opportunity.

If we are to be successful in our goal of rebuilding the urban areas, we will need equity dollars for the task. I feel that it is incumbent to attract not only sufficient equity but also the type of equity best equipped to serve the ends we have in mind. This equity -- let's call it "quality" equity -- is available, under certain conditions.

Basically, we should be seeking equity which will remain "in;" in other words, an application of the concept of retained earnings, used for on-going programs both in respect of the creation of units and research and development for a better product. Such a goal might well produce more housing at lower costs. A collateral benefit would be the building of financial stability, a necessity prior to the development of fundamental institutional changes.

There is every indication that a number of large corporations are interested in urban redevelopment and would welcome the chance to participate in these programs. Some have, in fact, already been involved, though it is apparent that their experiences have been less than satisfactory. The inherent profitability (a combination of limited-return, land write-downs, tax benefits, possible product development, etc.) of real estate is well recognized by these entities. Successful development can combine both product and profit motivation with social motivation.

Their reluctance, therefore, does <u>not</u> come from the belief that the activity would be unprofitable. Rather, their reluctance stems from the experience to date indicating that their efforts will be subjected to a myriad of time-consuming "bureaucratic" and political delays, the end result of which may be complete frustration.

Corporations are willing to assume the product risk (marketing); they are willing to accept any normal business risk; but they are <u>not</u>

willing to subject themselves to the bureaucratic/political risks. Why? Most importantly, it is a case of corporate posture, responsibility, and, if you will, image. The corporation will not "walk away" from a commitment, often the case with the real estate entrepreneur.

I believe that we must encourage the participation of "quality" equity. The Department should encourage this development, not just by words, but by deed. For example, delays in processing should be drastically reduced. Redesigning standards so that if the equity investor wishes to assume a greater risk than the studies of the Department feel warranted, let him do it; but in the process increase his exposure to loss. Finally, when competition for a project is heated, try to create a competition amongst "equals;" i.e. make certain that the winner has sufficient capital at hazard so that he must complete (in many cases, begin) that for which he has assumed responsibility.

Over-All Impact of Mortgage Debt on the National Economy

The following facts might give us some perspective as to the magnitude of the role of real estate mortgages within our economy:

1. Home mortgage debt approximates 62% of total personal debt.

2. The annual increase in home mortgage debt approximated 3.9% or less of disposable income for several years. In 1965, it was only 3.3% but in 1955, a year of heavy, over-all investment, it was 4.6%.

3. Individual and non-corporate mortgage debt approximated 23% of all net public and private debt and was exceeded only by corporate debt which includes short-term liabilities.

4. For the past ten years, non-farm housing and commercial mortgage demands have used, on average, 53.1% of all long-term funds

available, and 31.5% of all funds. Of this amount, 1-4 family homes accounted for 37.6% of all long-term funds and 22.2% of all funds.

From the foregoing it is apparent that the industry is (1) the major consumer (utilizer) of the long-term savings generated by the American people and (2) accounts for substantial proportion of total debt which is, in effect, a call upon future savings.

Over-all economic and monetary policy is established in light of a broad variety of national factors. These policies set the pace of the economy. However, considering the magnitude of the end results of these policies, the industry and HUD can and should participate in the determination of that which takes place prior to policy implementation. In other words, if a balanced housing supply is ever to be created in this nation, HUD must be permitted a direct voice in the monetary affairs of the nation. The housing industry should take it upon itself to become more actively involved with the fundamental economic concerns of the nation prior to the continuing crises which beset this area of activity. Two thoughts come to mind in this respect:

1. In August of 1966, the President called a meeting to discuss the economy of the nation. Among those included were the Secretary of the Treasury, the Secretary of Labor, the Secretary of Commerce, Mr. Ackley of the Council of Economic Advisors, the President of the Federal Home Loan Bank, and others. But where was the Secretary of Housing and Urban Development? Is he not the one individual in the United States charged with the over-all responsibility for all housing conditions all over the nation? Neither he nor his representatives were there! Why? I can only assume that it was because the role of housing does not receive

nor ever has received its proper place beneath the economic sun. The National Housing Act of 1949 has and does play second fiddle to the Full Employment Act of 1946.

2. The lobbies of the housing industry only become vociferous during periods of crisis. For example, we would all agree that over-lending on the part of certain savings institutions in times of plentiful funds is not healthy for the industry. But it is hard to find a record of the industry condemning these practices. In the past, industry concern has been concentrated on short-range problems. (I believe that this might well change in the future as there is every indication of a new wave of industry interest in the long-term. Urban America is a fine example of forward motion.)

There is another financial oddity in the housing picture. As noted before, the President invited the President of the Federal Home Loan Bank to his meeting on the economic condition of the nation. It is fact that the Federal Home Loan Bank Board is the primary government agency solely concerned with the supply of resources (savings) for housing. It is an independent agency. Its constituency has been, for the most part, the savings and loan associations which are (1) primarily concerned with financing of single-family homes; (2) service an income level of the community which does not include the urban needs of the moderate- and low-income family; and (3) geographically concentrated in the Western States. This independence of the Federal Home Loan Bank Board does not seem at all prudent. I am fully aware of the political motivation which brought this condition about. But, even so, does that mean we do not ever have a chance to reconsider what appears to be a mistake of the past?

If the savings and loans are to be restricted to the mortgage financing field, as they have in the past, the FHLB becomes a potent arm of national housing policy. If, on the other hand, the savings and loans are permitted to broaden their lending charter to include certain categories of consumer loans, their function becomes less oriented toward housing and somewhat more akin to the commercial banking function. Perhaps, the savings and loans will become to the family what the commercial bank has become to the business community.

In either case, the question of relationship is raised. If the Federal Home Loan Bank is to be a financial institution servicing the housing industry, in all its phases, then should it be amalgamated with the secondary market operations of FNMA, with the merged institution acting in a capacity similar to that of the Federal Reserve Board except that it would not create credit? If the Federal Home Loan Bank is to continue servicing primarily the savings and loans and they, in turn, are permitted only mortgage investment, then should the Federal Home Loan Bank become more directly influenced by national housing policy through that department of the Executive branch of the government charged with this responsibility -- HUD? If the savings and loans are permitted an expansion of loaning power to include consumer loans, then should the Federal Home Loan Bank Board come under the control of the banking authorities?

Some rationalization in the structure is urgently needed. The political considerations would indicate that it is unrealistic to expect any drastic changes. However, much more time and thought must be given to this if we can ever hope to achieve a logical financial system for housing in the United States.

Financial Institutions and the Flow of Funds

Much has been written on the sources of mortgage money for residential construction. A brief review, however, might be helpful and the following table capsulizes the present situation:

Non-Farm Residential Mortgage Holdings by Various Investing Institutions
As of 12/31/65

	Non-Farm Residential Mortgages Held (billions of dollars)	Mortgages as a % of Total Assets	Total Growth in Assets Last 5 Years
Savings & Loan Associations	$110.2	85.1%	57.6%
Life Insurance Companies	55.2	34.7	25.1
Mutual Savings Banks	40.1	68.9	35.9
Commercial Banks (Time Deposits)	32.4	22.0	77.7
Retirement Funds	8.9	9.8	53.2

These institutions can be divided into two categories:

Deposit Thrift Institutions - Savings and Loan Associations
Mutual Savings Banks
Commercial Banks (time deposits)

Contract Thrift Institutions - Life Insurance Companies
Retirement Funds

It is obvious from the figures and from the literature of the field that the housing industry has depended upon the deposit thrift institutions as its prime financial source.

A word should be said about the rate of growth in the assets of these institutions. Most rapidly growing (commercial bank time deposits) is a relatively temporary phenomena based upon the newly permitted ability

of the banks to compete for savings. This has now begun to level off. Savings and loans, in the second slot, are the direct result of Federal policy to "force" savings into a specific area. This advantage has been diminished by permitting the commercial banks to compete. Retirement funds will continue to grow rapidly. Insurance companies also will continue to grow but their pace of expansion has slowed down over the years and this trend should continue. Mutual Savings Banks need geographic expansion for dramatic growth.

The savings and loan associations are geographically concentrated in the western United States. The recent shake-up in these institutions was an indication of some of the slipshod past practices which were once supportable due to the rising real estate market, demand for housing, and the like. Savings and loans attracted their flow of funds through rate advantage and they, more than any other financial institution in the United States, made the American saver aware of rate. In addition, the insured feature of the deposit has satisfied the saver's traditional demand for dollar-certain liquidity.

The mutual savings banks were the original domestic thrift institutions. Management of these institutions has been more conservative than that of the savings and loans and, in addition, they enjoy greater portfolio flexibility. The savings banks operate in only 18 States, though there is legislation pending to broaden their penetration to the remaining 32 States.

The commercial banks are relatively new to the field of substantial mortgage accumulation. This activity was the result of the relaxation of Regulation Q. The basic constituency of the commercial bank, is, however,

the business community. Banks are not mortgage-oriented except in respect to the profitable construction loan activity. Their interest should continue in this area (though not necessarily in the magnitude of the past three years) because (1) the foreseeing continued competition for savings requires higher earnings on portfolio and mortgages help to provide these earnings; and (2) they have accumulated organizations to service and select mortgages which they will not disband.

The life insurance companies have considerable flexibility in fixed-income investment. Management of these institutions is, for the most part, quite sophisticated and this factor, combined with their flexibility, gives the life companies wide latitude in the selection of investments. Mortgages will continue to be a major portion of their portfolio but mortgage purchases need not be on a regularized basis. To some degree, the life companies always permit a certain minimum flow to enter the housing market in order to support their staff or their correspondents. The important factor is, however, that this flow is not continuous.

The retirement funds are the most flexible of all investment institutions. Continued rapid growth of new money is assured for the next 10-15 years. The management of these funds is, for the most part, through trust companies or individuals who are oriented toward bond and stock markets. Mortgages do account for a greater percentage of state and local fund portfolios than the private non-insured funds. The reasons for this are two-fold: (1) State and local funds have been restricted in the percentage of equity permitted in the portfolio, hence they are yield conscious in their fixed income portfolio, and (2) state and local funds

have a basic political orientation which favors the investment of assets in local real estate. This latter factor, however, does constrict the over-all flow of funds as political considerations dictate investment selection.

As previously mentioned, reliance for funds has been directed toward the deposit thrift institutions which, with the exception of the commercial banks, suffer the greatest relative loss of funds during periods of tight money. Fundamental changes are occurring within our domestic financial structure and, if mortgage funds are to be placed in a competitive stance, further understanding of these changes are a necessity. Among them are:

1. For the foreseeable future, there will be a world-wide shortage of capital. Hence, the long-term trend of interest rates is up. Within this upward bias, we can expect a continuation of periods during which short-term money rates will exceed long-term rates.

2. We should expect a continuation of the competition for savings between the deposit institutions and the commercial banks. As long as savings flow into S&L's and savings banks, a substantial portion will be available for housing (though not necessarily moderate- and low-income housing). However, that portion of the flow which is attracted to the commercial banks will, more likely than not, be destined for business activity, especially during periods of tight money.

3. An additional competitor for savings has dramatically appeared upon the scene; namely, high-rate U. S. Government and Agency paper. This should continue as long as interest rates are in the ascendancy.

4. The deposit thrift institutions have used short-term funds (deposits) to finance a long-term investment (mortgages). This has been possible because it has been based upon proven actuarial principles. However, as the saver becomes more sophisticated and his choices are such as to provide safety of principal, we should expect an increasing pattern of shifting savings. If this pattern develops size, the actuarial principles referred to above may become antiquated, causing severe readjustments in the investment practices of the deposit institutions.

5. In fact, why do people save at all? In days gone by, people saved to save. They put funds aside against "a rainy day," so that they would not have to spend their declining years in the poor house. The private retirement systems which now cover a substantial portion of the American people and governmental plans such as Social Security and Medicare may make many of the past savings patterns outdated. More and more, people save to spend. They accumulate funds for some major expenditure which eventually requires withdrawal of funds from a savings institution.

The problem of the effect of retirement funds upon savings patterns has not been studied yet. Since it has only been during the past decade that the American citizen has come to realize that he is protected, we are not sure what effect this realization will have upon savings patterns. One fact is apparent however: namely, that the American saver does not now store his excess funds for the same reasons he did in the past. The problem for the deposit institutions is what will be the size of this shift.

It should also be pointed out that if a saver withdraws his funds from a deposit-thrift institution for other investment, it is not now possible for him to select a vehicle which, in turn, supports the mortgage

market. The only exception would be if he should invest in the short-term obligations of FNMA or the FHLB. Most likely, he will be purchasing a long-term government or corporate fixed-income security.

The problem then becomes to (1) increase the funds available to the deposit-thrift institutions and (2) attract those funds which do not, now, invest in mortgages. Some attempt should be made to increase the total amount of savings since it can be assumed that housing will continue to receive its share of any increased flow. Though there is no absolute proof, there is enough evidence on hand indicating that increased savings competition, on a local basis, does increase total savings. Therefore, the passage of H.R. 11508 (Federal Charter of Mutual Savings Banks), which would permit mutual savings banks to operate in those States in which the saver is currently served by only the savings and loan institutions, should be actively supported.

It also might be advisable to permit the deposit-thrift institutions broader insurance powers on the deposits of tax-exempt funds (primarily, the retirement funds). Why not permit the deposit institutions the right to sell participations or notes to tax-exempt funds? The paper could be guaranteed by the insurance corporation with no changes in the existing law; i.e. it would require only administrative action on the part of the Federal Home Loan Bank in respect of their membership, or why not allow tax-exempt funds to make deposits which would be fully insurable in both savings and loans and savings banks? The insurance limitation would be applied to the aggregate number of beneficiaries covered by that fund rather than to the fund itself.

In addition to the above, it is necessary to design a security

which will be attractive to that sector of savings not now directly investing in mortgages; i.e. individuals and pension funds. For purpose of allocation, this might be designed to favor a particular area of housing activity -- moderate- to low-income rental housing for example. The security would be a mortgage bond, serialized to absorb amortization, issued in $1,000 segments with both a fixed maturity and a fixed coupon. If enough volume of this type of paper were to be issued the creation of a national market would be a logical development. Title VII of the National Housing Act of 1949 was designed to permit the issuance of mortgage bonds on rental housing. Changes will have to be made in this title since the restrictions make it inoperable at the present time. However, the concept, at least, has been accepted by the Congress, which could make the task of change somewhat less difficult.

Two of the major stumbling blocks for broad investment in mortgages are (1) the lack of a viable secondary market and (2) the investment form of the mortgage. In both instances, FNMA may hold the key to further partial satisfaction of these problems, at least in respect of government-insured programs.

FNMA is something of a hybrid. One of its functions, the secondary market operation, is quasi-public. That is, the common stock of the association is owned by private investors. This secondary market operation was designed eventually to be turned over to private ownership and management.

The other operations of FNMA, the Special Assistance function and the Management and Liquidating function, are public in nature and designed to accomplish broad governmental housing and budgetary policies.

Theoretically, therefore, in secondary market operations the Association is responsible to stockholders; whereas in Special Assistance and Management and Liquidating, the Association is responsible to the Executive Branch of the government. In fact, all three operations are responsible to the needs of the government. The interests of the stockholder in the secondary market operation are of secondary consideration.

To illustrate the above, if the secondary market function were to be operated for the stockholder, there would be no lag in the adjustment of prices. Any lag in adjustment means either a failure to minimize loss or maximize profitability. Yet, lags in pricing occur and the lags are of sufficient magnitude as to considerably reduce the profitability of the Association. In practice, the secondary market operation is supportive of the market and does not respond directly to money market conditions. Its supportive function has been considered to be in the national interest. If this is so, and I believe conceptually that it is, then the stockholders of FNMA are not being fairly treated.

As noted previously, one of the major problems confronting many investors when purchasing large blocks of government-insured mortgages is the lack of marketability. It is often claimed that the instruments are, indeed, marketable. It is pointed out that because of standard documentation and guarantee that the buyer/seller is thoroughly familiar with the merchandise, and, hence, these instruments should be freely traded. This is not the case. There is no effective market for FHA-insured paper. Each purchase and sale must be negotiated separately. Delivery of the loan lags considerably behind commitment date. Before delivery, considerable checking of the documentation on each loan must be

undertaken. Presumably, it was hoped that the mortgage bankers could create an on-going market such as the investment bankers do in corporate debt securities. But this has not been the case since mortgage bankers are both localized and under-capitalized.

Any organization making a market must also act as a principal. There are but few investing institutions who could possibly fulfill this category, including the savings banks, the savings and loan associations, the commercial banks and the life insurance companies. In none of these instances is a market function a realistic possibility.

Only FNMA is left as an instrument which could create and maintain an on-going market for insured mortgages. If FNMA were required to maintain such a market, the end result would be to make insured loans more responsive to interest rate changes and money market conditions. This would also provide investing institutions with the possibility of liquidity for their mortgage portfolios.

At any one time, it may be in the national interest for FNMA to act in a supportive function on one side of the market. However, if the spread between the bid and the offer is realistic, the supportive function will provide flexibility. The beneficial end result of this would be to diminish the extent of the supportive function of FNMA when such support becomes unrealistic and out of kilter with market conditions.

Accordingly, it might be prudent to change the function of the secondary market operation to resemble more closely the activities of the open market committee of the Federal Reserve Board. In other words, FNMA would establish prices on mortgages, on both sides of the market, on a periodic basis and stand ready to deliver or receive in quantities

mortgages at the quoted prices. FNMA's acceptance or refusal would be based upon a number of variables including over-all credit policy of the federal government; credit needs of housing in specific localities; over-extension of credit for housing in other localities; and the desire to increase or decrease the mortgage dollars available for various classes of loans in the private market.

This would be an auction market. Frequency need not be established at this time and is subject to further study. But the principle needs to be established if a market is to be created. It would be logical to expect the development of a private market around this new FNMA facility.

A recent analysis of participation certificates sales indicates that over 60% were purchased for retirement fund accounts. This points the way, once again, to this particularly attractive market. Retirement funds have not been inclined to buy mortgages directly. They do purchase, however, bonds if the quality and rate of return is such as to satisfy portfolio needs.

If it is our goal to broaden the market for mortgages, we must re-design, when possible, the form of the instrument so that it would attract new buyers. Mortgage bonds referred to previously are one technique. The participation certificates are another. It is worth considering the sale of participation certificates from the secondary market portfolio. Obviously, that portion of the portfolio used in this fashion could not also be used as general collateral for FNMA debentures. As in the Special Assistance portfolio, the mortgages participated would be segregated and collateralized.

If FNMA sold these participations to the final investor on the mortgages purchased it would save the intermediate steps of short-term

financing. The buyers of FNMA short securities are not the same buyers who purchased the participation certificates. The machinery is available; the techniques of design have been tried and proven effective; and the distributive organization has sufficient experience to warrant a successful placement.

It should be noted, however, that any change in FNMA's secondary market operation will require re-evaluation of the structure of FNMA, particularly as it affects the private stockholder.

I believe that FNMA should revert to public (governmental) ownership and that the fiction of private ownership be done away with.

The fixed interest rate (coupon) on government-insured and guaranteed mortgages has been a subject of considerable controversy for many years. It is my opinion that the fixed coupon tends to discourage private fixed-income capital when interest rates are in the ascendancy, usually when capital is most needed. A free rate would do much towards unrestricting the flow of capital into the mortgage market. I recognize, however, that the political facts of life do not promise any dramatic change in this area. Even so, we have a responsibility to point out to Congress the fallacies of the present theory in the hopes that this will bring about the changes we seek, now or in the future.

The fixed coupon leads directly to the problem of the discount which usually penalizes most those people who can afford it least; those people for whom the entire system was designed to serve. Surely, this is illogical and could not be the intent of Congress.

It just so happens that the Congress has requested discussion on the discount problem. Here is an opportunity for the industry to present

a reasoned and logical discourse on the problems caused by the fixed coupon. My personal belief is that we should design a formulized floating rate, pegged to direct obligations of the United States. Such a technique would not eliminate but rather reduce the magnitude of discounts. Admittedly, this is only a partial solution but it is workable and may well be politically acceptable.

Within the broad, over-all framework of this presentation there are many areas which have not been touched upon. The financing of new towns, a new and important field, needs considerable thought and the development of new financing techniques. Some serious question should be raised concerning the tendency, if not favoritism, regarding the sponsorship of middle- and low-income housing by non-profit organizations. While such a policy might have considerable immediate political appeal, more thought should be given to the ultimate consequences of non-profit sponsorship. Housing is long-term in nature and that which is constructed today may well be with us 50 to 100 years. If these properties are to be maintained and improved, we should seek sponsorship which is also long-term in nature. There is no better assurance of this than that of the profit motivation.

How can the financing problems of rehabilitation of owner-occupied units be handled on a mass basis? What changes in amortization policies can be applied to take into account the unique land values in urban areas? Can the concept of the blanket mortgage be applied in rehabilitation areas? These and other questions need exploration and comment.

I realize that I have thrown out a grab-bag of ideas. Not any one of them will solve the problems of housing finance. But all of them

together plus other concepts, many not as yet developed, might help us to get on with the business of providing decent shelter for all people.

I am convinced that institutional changes are needed. These can be designed by the industry. If it is not willing to consider the needs objectively, regardless of how it affects current status, then the changes will, in all probability, be imposed by the government. My philosophy leads me sincerely to urge the industry to take command for, after all, it is the industry that has the experience, the knowledge and the profit motivation to bring about a successful program. The time for another package of short-term solutions to long-term problems is past, for in housing this is an overworked technique. The need for change is now; the time for change is now; the atmosphere of change is in the air; in other words, the opportunity for leadership is here. It is the responsibility of the industry to seize that opportunity, so that it can serve this nation and, thereby, serve itself.

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THE NATIONAL REAL ESTATE INVESTOR

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SYSTEMS APPROACH—NEW FINANCING METHODS FOR REALTY INDUSTRY

BUILDING, REBUILDING CITIES

By ARNOLD WORKMAN

URBAN AMERICA, INC., sponsored a two day conference the middle of last month in Boca Raton, Fla., to explore the theme of "Business Innovation and the Urban Revolution."

Held in the plush surroundings of the Boca Raton Hotel and Club, the mid-winter forum stressed two current aspects of the urban realty market: application of systems analysis as a new technique for overcoming problems of our cities, and development of new financing techniques.

Despite the generally cloudy weather, the conference attracted over 100 of the top urban redevelopment men, most with their wives, as well as representatives of many large product corporations which have a major stake —direct and indirect—in urban development activity.

There was a note of contrast between the tropical setting—tall palm trees and rich, varied gardens—and the urban problems stressed by the main speakers and the panel members as well as the audience in the question and answer periods. It was noted that despite the attractions of the golf course, of fishing and of other recreational facilities, the seminars were rather well attended.

THIS TYPE OF CONFERENCE IS NEEDED

Stephen R. Currier, the late, youthful president of Urban America, Inc., (See Box) was one of the first speakers. He noted that there were many new faces among the audience in the Cloister Lounge as well as those with which he was familiar.

Our theme is "Business Innovation and the Urban Revolution," Mr. Currier observed, and there is no need to cite the statistics on urban growth to support the need for this type of conference.

We are living through a period of innovation and technological change that has had a profound influence on our urban development, Mr. Currier said, and he cited an article by one of the morning's panelists, John P. Eberhard, who named the development of the telephone, the skyscraper, the electric light, the elevator, the subway and the automobile as having significantly changed man's environment.

One of the points that a recitation of these innovations makes clear is that in the earlier part of this century those improvements that did not lend themselves to exploitation by private industry did not develop as rapidly and did not have the broad influence of innovations that could be used by private industry.

Subway Illustration

Take the subway, Mr. Currier explained, and it becomes plain that this improvement did not gain wide acceptance in this country because it was too big for any company to go around developing and selling; and there was no immediate market for it.

The subway required large amounts of capital and a good deal of planning by governments. American business shied from this type of venture. Most of all, Mr. Currier maintained, a subway had to be planned and the other innovations could just be produced and sold. The subway needed stops and these stations, of course, would significantly influence land values in their vicinity and somebody had to make this complex and profitable decision.

"Now the feeling is growing that there should be more planning, that there should be a link between the developer and the planner, Mr. Currier reported. He cited Reston as an example of the increasing professional and business planning going into urban development.

He indicated that the previous growth of American cities was uneconomical in terms of locating facilities apart from the users, and of requiring vast transportation systems that might have been avoided if some planning had been done.

The Urban America president said the problems today were in the hands of the experts and they had to come up with the answers.

Seminar Technique

After Mr. Currier delivered his opening remarks, Louis R. Perini, Jr., took over as moderator and explained that after the main speaker, George T. Bogard, general manager of the Community Systems Development Division of the General Electric Company, had finished, the panel of experts would have a chance to question him and comment on his remarks. After that, the audience was to have its turn, if there was time.

In addition to Mr. Perini, who played devil's advocate as well as moderator, the panel consisted of John P. Eberhard, of the National Bureau of Standards, James Rouse, of the Rouse Company, William K. Wittausch, Stanford Research Institute. Mr. Perini is president of the Perini Corporation, which deals in construction and land development on a worldwide basis. He also serves as president of Perini Land and Development Company, a wholly owned subsidiary.

PLANS TO APPLY MASS PRODUCTION TO HOUSING INDUSTRY

One of the points made by Mr. Bogard is that the application of mass production techniques utilized by America's great and large corporations will give us more for less money. This prompted an observer to wonder if this was necessarily better.

Mr. Bogard said his job was to explain the interests and objectives of General Electric in undertaking a systems approach to solving the problems of city construction.

"Attempts to create better living environment through the present process of development and construction have failed to keep pace with a highly industrialized society in a climate of rapidly changing technology and a steadily expanding economy," Mr. Bogard declared and this was a major point because it expressed an attitude of a big corporation toward a fragmented industry. Also significant from Mr. Bogard's viewpoint is the possibility that if a transition can be made from "material specifications to performance specifications," it will greatly accelerate the introduction of new materials and construction techniques into building.

"Working with the Institute for Applied Technology, trade unions, contractors, architects, and consulting engineers, we believe that General Electric can develop a modular concept of components in electro-mechanical systems which will reduce in-place cost of all essential services provided in new construction," Mr. Bogard asserted.

Builders on a Plateau

He said the building industry is "the only major industry failing to participate in the greatest economic boom the world has ever known. It will come as no news when I remind you that building has been on a long term plateau for more than a decade, constructing 1.5 million housing units annually, plus or minus 100,000 (that

was before tight money and higher interest rates).

"The two things that continue to rise are the cost of developed land and cost of construction. Increased values just have not materialized," Mr. Bogard believes.

General Electric has had only limited experience in community development, having operated the town of Hanford, Washington for the AEC, and it with a population of less than 20,000, Mr. Bogard acknowledged. Nevetheless, we have the management skills; the scientific, engineering, manufacturing, marketing and financial resources; to create prototype communities on a large enough scale, he said. Here is what G.E. proposes to do:

- "Provide thousands of homes and apartments in a community characterized by a diversity of incomes, occupations, cultures, age groups and interests;
- "Create basic employment for the majority of residents and provide commutation to a wide variety of jobs;
- "Provide for the full cycle of life with a wide range of educational, recreational, entertainment and cultural opportunities;
- "Provide better answers to the problems of air and water pollution; waste and sewage disposal; transportation and circulation within the community;
- "Improve municipal services and efficiencies, and at a lower per capita operating cost. (Consider, for example, an information utility performing essential functions for municipal operations and sharing time on its computer with commerce, industry, schools and hospitals.)"

To reduce G.E.'s risk, the locations of the planned new communities, ideally, will be within one hour commuting time of metropolitan centers of at least a million population; within thirty minutes of a jet port; have excellent access by freeway, rail and water, Mr. Bogard explained.

"General Electric will control the land (10,000 acres or more); establish master planning; maintain architectural and design supervision; install necessary utilities, amenities; and retain ownership of key commercial properties. It will in no way be a Company town, even though a new plant expansion may be located there to seed the job base. Builders and individual owners will be invited to purchase improved land for construction.

$2,000 An Acre

"When a study is made of realistic selling prices of housing, commercial and industrial properties; and taking into account the cost of improvements, amenities and public facilities; our computer programs and feasibility studies indicate a ceiling of about $2,000 per acre for raw land is all a developer can afford to pay. Don't forget that building a city will probably require 20 years or more and carrying charges will approximate 8% including interest and taxes," Mr. Bogard reported.

Because of the above criteria, Mr. Bogard believes that the Federal program for 50% loans to developers on large land purchases is of questionable value and will not accelerate successful new town development to any degree.

"If a development proposition is sound, as Messrs. Rouse, Simon and Hunt have demonstrated, insurance companies or pension trusts will make investment funds available. Land acquisition is only one problem, marketing at a very demanding schedule is a far greater one, and more difficult to solve," Mr. Bogard said.

One comment by Mr. Bogard made plain a difference in philosophy between some of the panelists and himself. The G.E. executive asserted that most of the "so-called" new towns are a collection of physically designed neighborhoods or subdivisions. Most lack economic planning and are not very sophisticated in their approach to human or social problems, he believes. "This is an area," he went on, "where builder-developer and manufacturers have the least in knowledge and expertise. We must look to experienced planners and sociologists, anthropologists and psychologists for guidance."

Subsequently, Mr. Bogard's systems approach was taken to task by Mr. Rouse for not starting off with people and for stressing a product when the goal was a child's development.

Mr. Bogard subsequently acknowledged that G.E. was not developing community systems as an exercise but as a means of learning how it can place more of its own products in the house. It expected to use any increase in land values to defray the costs of setting up the housing experiments needed to produce a community systems.

Mr. Perini interjected a wry comment that the average developer could never afford to hire an anthropologist or psychologist.

TYPE OF DEVELOPER HAS CHANGED— FAT CATS TO BIG CATS

The next speaker was John P. Eberhard, director of the Institute for Applied Technology at the National Bureau of Standards, of the U.S. Department of Commerce.

The overall subject of innovation in urban development, Mr. Eberhard said, reminded him of a game that he played as a child in a densely populated area in Louisville. The game was called, "May I" and under the rules of the game, a leader was selected and he told the players that they could take a giant step or a small one or a sidewise step and so on, but the child addressed couldn't move until he asked the leader "may I," and was told to proceed or was instead given a new set of directives. "It seems to me," Mr. Eberhard observed," that G.E. is in this game and that it will depend on to whom the question, "may I," is addressed as to whether or not the program takes a giant step."

Mr. Eberhard didn't clarify the allusions here and it is interesting to note that some observers felt he was talking about whether the urban developers and builders would permit G.E. to take the giant step and others felt he was referring to the government.

In the late 1940's and early 1950's urban development was played, Mr. Eberhard declared, by small builders who were fat cats; by people who perhaps even did the building themselves. And then in the mid '50's the roles were played instead by larger developers and they were money men, "panthers and sleek cats who served as brokers for the fragmented skills of the construction industry.

"And now we enter the era of big cats who know how to put it all together and they may not ask may I," Mr. Eberhard mused.

The entrance of firms like G.E. into the urban development field may be a giant step for the field, the National Bureau director observed, but the rules of the game may have to be changed because of it, he indicated.

Mr. Eberhard then went on to discuss the role of firms like G.E. explaining why they are becoming active in urban development.

Seeking New Fields

"Companies like G.E. are creatures of society," the government official asserted. "They are big and such organizations must find new fields to conquer."

He explained that when the production of ordinance by the government slows these firms will look for new fields to keep their forward momentum.

"We should keep in mind," Mr. Eberhard said, "that the next stage in much of our physical development will be for us to build for ourselves, our children, their children and their children. And the research base is not adequate for this job. It will take courage for companies like G.E. to try to do the work without the necessary information. Even now, the efforts to acquire the necessary new knowledge are woefully inadequate.

"We must expand our knowledge base, our technological capability and our imaginations. We will, of course, get the new urban plant we need but the concepts underlying the new plant also should be new.

"We must increase the performance capability of our cities and we at the National Bureau of Standards want to help."

continued

Difficult to Define Goals

Mr. Eberhard recognized that there are substantial problems in the way of building a new urban plant from new concepts especially because we can't measure the essence of man while we can measure the physical aspects of environment.

"How do you improve authority? How do we devise a system of communications that encourages trust. How do you prevent crime and still be just? We need a whole new science of measurement for man," Mr. Eberhard declared and he quoted Robert Oppenheimer—"a scientist of the first order"—to the effect that society should provide an environment where a man can grow very sharply.

Before introducing the next speaker, moderator Perini mused, "Fat cats, big cats . . . I began to think of some of the people in this room as I heard those words" and members of the audience laughed as if they too had played Mr. Perini's game. "Personally, I haven't decided what I want to be —fat, sleek or big," the builder said, somewhat ironically.

PLANNING NEEDED FOR HUGE GROWTH PERIOD

James W. Rouse, the next commentator, is president of The Rouse Company, a mortgage banking and real estate development firm, with executive offices in Baltimore, Md. The company has financed over a billion dollars in real estate development. Its largest undertaking is Columbia, a planned new city for 110,000 people on 15,000 acres of land midway between Baltimore and Washington.

G.E.'s planned entrance into the building business on the scale indicated is very exciting, Mr. Rouse said and he added that more G.E.'s are needed.

One of the problems of urban development, Mr. Rouse said, is that we get so preoccupied with the old city and the inner city that we forget that by the year 2,000 we will have to rebuild what has been built since the country began. So, we'll need the best planning because of this very large job, the developer believes.

"Lack of planning in the past has been irresponsible," Mr. Rouse said. "And planning doesn't require vast sums of money or armies of people. We are going to do this rebuilding willy nilly or we will plan."

Continued Sprawl Possible

To stress the scope of the growth this nation will be faced with, Mr. Rouse said that it is possible to imagine that the caricature that is Los Angeles' sprawl will spread across the country.

"In the next 20 years, six million people will be added to New York City," Mr. Rouse explained. "Where? How?"

"California in the next 20 years will be twice as large as it is. Will this just mean more smog?

"Baltimore and Washington, D.C., will add 2½ million people in the next 20 years and will grow together."

Mr. Rouse believes that open tracts of land should be regarded as a natural resource. He noted that there is talk of forming local community planning corporations that would be owned by the government and that would have the government's power of land assembly.

As justification for giving these groups this power, Mr. Rouse said that government efforts regarding the development of roads and sewers results in an increase in land values and that the government should then have some control over the way this value increment is used.

Values From Planning Itself

Large scale urban development, Mr. Rouse indicated, is becoming accepted and the value that is generated by the tight planning controls of these new towns and by the restrictions on development, is being recognized as real value.

He pointed to the financing of Columbia, and noted that in the first stage, the Connecticut General Life Insurance Company committed $25 million for the 15,000 acre land assembly. Then, the second stage financing, provided by the Teachers Annuity and Pension Fund of New York and Chase Manhattan Bank, raised the total to $50 million. During the question and answer period, Mr. Rouse emphasized that these commitments were issued on the new values created by the plan itself since the Rouse firm is only just starting to add improvements.

Stressing the reality of this planning value, Mr. Rouse revealed that one of the lending institutions took a 2% lower interest rate in exchange for the right to buy 10% of company owning Columbia for $3 million. So, while the value increase of the land has not been demonstrated yet, Mr. Rouse said, the fact that a knowledgeable lender is anticipating it helps to support the theory.

Mr. Rouse asserted that glib talk about environment and systems analysis and measurements can result in an improper focus on the hardware of urban development as opposed to the software—people.

People Are the Goal

By what systems or institutions do we produce the environment for growth of peoples," Mr. Rouse asked and then declared that the whole business of the urban revolution is the growth of a child and his attitudes and this is not sentimentality, he emphasized.

"This is the surest way to the highest profits," Mr. Rouse said. "We should not start with the products. This is the most illogical route to the production of the most profits."

He indicated that by starting with people at Columbia, in terms of an open racial policy and a system of small schools, he will have a larger group of customers to draw from and lower school transportation costs.

He reported that in the development of Columbia, a kind of electricity was generated once the planning got underway and that people in the area cooperated on several points despite a history of antagonism to the Columbia point of view. This antagonism included the open racial policy of Columbia and the proposal for a school system based on a size of 800 to 1,000 children per school so that transportation could be kept to a minimum. The approval of the local school boards was needed because the housing density of the school areas would be determined by the granting of authorization to try the small school set-up proposed by the Rouse group.

Health Plan Attracts

Another plus value of starting with people was the development of a program by Johns Hopkins of a comprehensive system of health care on a monthly fee basis for the residents of Columbia—and this has a market value because people will be attracted to Columbia for the health plan. So, there are dollars from this health plan as there are dollars from the small scale school system that are added to the value of the land. The process of how people live is what we should deal with rather than products, Mr. Rouse concluded.

Mr. Perini observed that with all these new ideas the city building business will be a competitive field. And then he introduced William Wittausch, manager of Housing Research in the Construction Sciences Department of the Stanford Research Institute in Southern California.

SYSTEMS CONCEPTS ILLUSTRATED IN TALK

Mr. Wittausch perhaps more than the other panelists discussed a systems approach to urban development.

As Mr. Rouse did, Mr. Wittausch found the entrance of G.E. into the field to be a significant step and he

said it gave him new heart to encourage the companies he works with as a consultant to emulate G.E.'s action.

The statistical material cited by Mr. Wittausch supports his contention that many large companies are needed in the field of urban development.

We need to build 20 cities of 100,000 units each every year to match our growth, the planner estimated. He made a point of noting that there are several different ways of providing accommodations for these people. It could be done in the 20 cities containing 100,000 families each or it could be done in 200 towns of 10,000 families each or in 2,000 villages of 1,000 each. He broke the needed new construction down this way to put the situation into better focus and he added that today's building industry works at the 2,000 village of 1,000 families level.

Focusing on problems as they are depicted in numbers, Mr. Wittausch said that new construction is only a fraction of what will be needed in the coming years.

The projected annual construction for two million families he explained, is only about 4% of the existing urban plant. Further, about 20% of American families move every year and the new construction needed is only about one-fifth of this transient category.

Projects Theoretical Costs

Carrying his survey one step further, Mr. Wittausch said that a city of 100,000 units has a value of about $1 billion so this would put the existing plant for 50,000,000 families at about $500 billion. And this housing environment is being paid for at a rate of about $60 billion a year, about 12% of the total value. So, on a small level, a town of 100,000 units valued at $1 billion requires an income stream of $120 million.

The housing environment lends itself to another set of figures. Mr. Wittausch explained that the income stream can be broken down into a set of parameters in the ratio of 3, 4 and 5.

Taking the $120 million needed to pay for the city of 100,000 units, he said that about $30 million of the income stream could be allocated as the cost of the location; $40 million could be given over to the cost of the facilities; and the balance of $50 million covers the cost the money in which he included the interest charge and the fee for management.

Locating Cost Reductions

Playing the numbers game another way, Mr. Wittausch suggested, helps to indicate where there might be room for reducing the cost of urban development, based on a systems approach. This breakdown, he said, exposes six cost areas, including several that lend themselves to cost reduction.

He went back to the $120 million income stream needed to pay for the $1 billion of housing environment. About one-fourth of the income stream, $30 million, is needed to cover the cost of the location. This 25% of the total income stream breaks down into 8% for the cost of the site and 17% for the cost of the common facilities.

Next, he said, is the 33 1/3% of the income stream needed for the cost of the facilities and this breaks down again into 22% for the cost of maintenance and upkeep and 11% for the energy systems such as power, and water.

The last components require 42% of the income stream, and may again be divided: about 33% for the interest cost and 9% for the cost of management and brokers' fees.

Improvement in the cost of developing housing is most promising in the use of the land, Mr. Wittausch said. The cost of land can be reduced by working out better densities and service techniques. He pointed out that he was talking of the cost of land per year.

The Stanford professor's statement about education costs stresses and points up his systems or component approach to understanding housing costs. He explained that the cost of housing can be reduced by 8% if the cost of education is shifted to some other base. He didn't say what other base and one observer noted that this rather neatly puts the cost problem on somebody else's shoulder and doesn't help find the money for education.

Can Shift Other Cost

But as a technique, the shifting of the educational cost to another base does reduce the cost of housing and, continuing in this vein, Mr. Wittausch said that other reductions become possible when the housing product is broken down into components, such as the shell, the site and the core. These elements, he explained have a different life expectancy.

You can literally maintain your housing environment simply by replacing those things that wear out as they wear out. He posed this as an alternative to what he implied is done now: waiting for the longest-lived element to wear out before replacing the housing.

Another example of reducing the cost of housing by shifting the cost base was Mr. Wittausch's suggestion that utility installations in a house should be rented. This type of installation cost is about 8% of the income stream needed to pay for the housing environment. He drew a parallel between renting the utility installations and renting a telephone and while the former is strange the latter is an everyday method. One of the advantages of renting the utility installations is that it puts the utility on a commercial basis and this will encourage a business to try to develop a way of reducing its costs, something a homeowner wouldn't do.

Reducing Interest Expense

The cost of money can be reduced, Mr. Wittausch said, by reducing the risk and this can be done by making the environment better—and he noted that every dollar saved on interest cost can be put into products to make the house more livable.

Regarding the reduction of interest cost, Mr. Wittausch subsequently cited the case of James Rouse who was offered a chance to reduce his interest factor by 2% a year because his total plan was expected to increase the value of the land.

This method it was noted, would reduce the interest cost but not necessarily the cost of getting the overall financing since Mr. Rouse, to obtain

Prologue And A Final Note

Stephen Currier, the president of Urban America, Inc., left Florida soon after the Boca Raton conference ended and with his wife traveled to San Juan, Puerto Rico, and then continued on by private plane to the Island of St. Thomas. Subsequently, his plane was reported missing and he and the other passengers were presumed lost.

The 36 year old executive had been president of Urban America for two years, from the start of its merged existence. Mr. Currier had been elected president of the American Planning and Civic Association in January, 1965, a month before the Association merged with Action, Inc. The Association and the two groups brought together different housing emphases. The Association was regarded as a conservation and planning group and Action was looked on as having a business stress. The blend resulted in a new group that in February of '65 was set up as Urban Development, Inc., which Mr. Currier has headed since.

Both Mr. Currier and his wife Audrey came from families well-known in top-financial circles. Mrs. Currier was the grand-daughter of Andrew Mellon and was an heir to the Mellon fortune.

Urban America is being run by William L. Slayton, executive vice president of Urban America. The group's budget for 1967 and 1968 had been approved at the Boca Raton meeting. Its annual meeting is set for April 24 and 25th in Montreal, a few days prior to the opening of Expo '67.

the interest reduction, had to give up a piece of the ownership at what could be regarded as a bargain price.

Another aspect of housing that came under Mr. Wittausch's analysis is existing mortgage patterns. He noted that one-fifth of the population moves every year and that this casts some doubt on the correctness of thinking in terms of one mortgage for one family per life. It could be that this thinking is out of phase with reality and that a new approach to providing families with mortgage money should be developed.

Why there is pressure to utilize as much of the existing urban plant as possible was made apparent by Mr. Wittausch's proportions for old and new construction. The same investment used to build one unit on new land can build two units on reclaimed land, using existing facilities, and can build four units in a reclaimed structure. These ratios Mr. Wittausch indicated, are significant because of the size of the new construction job facing this country.

Q & A

A. Rouse—I can promise you that we believe that this is a highly profitable thing. We are only at the start of development at Columbia so it's dangerous to talk in terms of "can we make a profit." The point is that a new town is more profitable than a subdivision.

We project a 13 year period for developing Columbia but our economic projections show that we will reach a peak between cost out of income from land sales of $48 million in our third year and then we will taper off.

We have acquired about 14,000 acres of land comprising about 165 farms with no sewers or water—both of which we had to bring in—and we promised to leave 3,200 acres permanently open. (Mr. Rouse has explained that the land cost ran about $1,400 to $1,500 an acre.)

The financing we have received consists of a security investment by the two insurance companies and a real estate investment by the bank.

A. Eberhard—It would be to the advantage of developers to create a product that the do-gooders will like.

Question—I had hoped that G.E.'s system would produce ways of building lower rent housing. Why did you say that it won't?

A. Bogard—Without government subsidy you can't produce housing for people with incomes of $3,000 a year and under.

Q. Question—How much has this to do with housing code problems?

A. Bogard—Not too much because the code deals with the structure and it is the land package that prevents you from building for the lower rent scale. You still have the cost of water, sewers and land. Sometimes it seems that the only solution is housing these people in new trailers. It is unfortunate that cost of financing trailers is higher than financing regular housing.

LUNCHEON SPEAKER DESCRIBES NEW DIRECTIONS FOR METROPOLITAN GROWTH

The afternoon speaker was introduced by Arthur Rubloff, Chicago, who described Robert C. Wood, the under-secretary of the Department of Housing and Urban Development, as a wizard because he was able to explain the complicated model cities program to Congress.

Mr. Wood spoke about "New Directions for Metropolitan Development" and as a comment on the market he told the joke about a farmer who wanted to unload an old horse at a good price even though the animal was blind so he put him in the most unobstructed pasture he had—one with only one tree.

Then he brought a customer to see the horse and after the man had watched the horse nibbling on the grass at the far end of the pasture he asked to see the horse move so the farmer whistled for the horse to run over. Sure enough, the horse ran right into the tree and fell down unconscious. "Why, he must be completely blind," the customer exclaimed. "Oh, not necessarily", said the farmer, "maybe he just doesn't give a damn."

In his talk, Mr. Wood said that the concept underlying the technique of systems analysis is important "not because it is a magic 'in' but because it is a technique for manageably dealing with very complicated problems. When we talk about applying systems analysis to metropolitan planning we are describing a way to make the planning by relating it to what is really happening, by making it realistic and precise."

The Undersecretary believes that the time offers redevelopers "unique opportunities for mastering the urban environment.

"A convergence of population trends, sustained public attention, revolutionary technical capabilities and new legislative tools both compel and permit us to experiment."

Population Center

It is in the development of metropolitan areas that urban redevelopers are needed, Mr. Wood indicated, because it is in the suburban ring of our metropolitan areas that the bulk of urban America lives. In addition, he said, it is this 'middle country' in which developers have their greatest influence both in number and dollars.

The HUD official asserted that the spread city is here to stay. The growing, mobile metropolitan popualtion is clustering, he pointed out.

"Large metropolitan areas grow larger and tend increasingly to dominate their states," Mr. Wood went on. "The Baltimore metropolitan area contains 53% of Maryland; Chicago 62% of Illinois; Boston 60% of Massachusets; Detroit 48% of Michigan.

"Metropolitan goliaths are merging: Greater Pittsburgh extends from Altoona to Wheeling; Cleveland merges with Akron; San Francisco joins Oakland, San Jose, Stockton. In Florida, the area from here through Fort Lauderdale and Miami is, to all intents and purposes, a single megalopois."

Commenting on the roles and similar patterns of HUD and Urban America, which he said has been an important factor in the urban cause, Mr. Wood recalled that Winston Churchill was once visited by a lady temperance group to induce him to stop drinking brandy. The leader of the group pointed to a large barrel and remarked that if all the brandy Mr. Churchill had drunk was put into the barrel it would come up to a mark she designated which was about half way up the barrel. Churchill walked over to the barrel slowly and looked at the mark. Then he shook his head wearily and sighed, "So much done, so much to do!"

THE 2ND SEMINAR —REVOLUTION IN REAL ESTATE FINANCE

The Tuesday morning session was favored by cloudy weather and drew a fairly large audience, not, as was pointed out, that there necessarily was a connection. The scheduled theme was "The Necessary Revolution in Finance," and the main speaker was John G. Heimann, vice president of E. M. Warburg & Company, N.Y.C., international investment bankers. Mr. Heimann headed up a panel of experts who were to comment on the topic and the speech.

Albert M. Cole, president of the Reynolds Metals Development Corporation, Washington, D.C., was the moderator and he began the meeting by noting that when you talk about a revolution in anything you must be controversial and he added that some of Heimann's thoughts on the morning's topic were being expressed publicly for the first time. Taking up Mr. Cole's thought, Mr. Heimann pointed out that a revolution ordinarily comes when evolution stops. He felt rather that the industry had to repair a past period of mis-evolution.

The financial expert had prepared a 24 page paper of about 7,500 words on the theme and since the paper was to be made available he said he would only skim the highlights.

Last year, Mr. Heimann was hired by the Department of Housing and Urban Development to explore new techniques and sources for financing housing and he noted that he was not at the Boca Raton Conference as a representative of HUD. He added that the ideas he presented in his paper were not necessarily the ideas of HUD but he acknowledged that he was try-

ing to convince HUD officials that he was right.

In his talk, Mr. Heimann threw out "a grab-bag of ideas" and he pointed out that not any one of them will solve the problems of housing finance but "all of them together with other concepts, many as not yet developed, might help us get on with the business of providing decent shelter for all people."

He urged the housing industry to take the lead in working out the changes needed and insisted that the time for action is now, when people still remember the difficult period the shelter industry experienced. He feels his suggestions regarding Fanny May are the most important.

Early in his talk, the investment banker indicated that the present make-up of the industry, especially the project-by-project concept will have to be revised so that the industry can provide the specific type of shelter an area needs and do this over a long period of time. He indicated that the taxes and other resources should be redirected so that the builder doesn't only have to build that which must be immediately rented and so that the lender doesn't only have to lend on housing that is immediately viable.

In developing new sources of money, Mr. Heimann said, we should differentiate between equity, which earns variable return depending on market conditions, and fixed-income capital which is a senior lien and receives a fixed return and is repaid at a specific time.

He noted that when the industry talks of availability of capital it is usually referring to the fixed income sector. He believes though that equity also has to be attracted that is not one-shot and that will stay in the urban field after the project is completed.

One possible source of this "quality" equity is large corportions, some of which have indicated they are attracted to the urban field by the land write-downs, tax benefits and possible product development. But he stressed the importance of eliminating bureaucratic and political risks that he believes make the large corporations reluctant to enter the redevelopment field.

The housing industry should be more active in setting the broad economic goals of the nation, Mr. Heimann believes, so that the industry's lobbies and HUD are involved in the setting of overall national policies and not just when a crisis develops.

In this regard, Mr. Heimann also would make changes in the set up of the Federal Home Loan Bank, which is the primary government agency solely concerned with the supply of savings for housing. Mr. Heimann asserted that the FHLB should be amalgamated with the secondary market operations of FNMA.

He also suggested the possibility of the FHLB being more directly influenced by HUD.

He described the FHLB as being primarily concerned with single family homes. It does not usually service the moderate and low income shelter needs; it is geographically concentrated in the Western States; and it is made up mostly of savings and loan associations.

One of the means of improving the mortgage situation for the housing industry would be to increase the funds available to the deposit-thrift institutions and Mr. Heimann raised the question of these banks selling participations or notes to tax exempt funds. "The paper," he said, "could be guaranteed by the insurance corporation with no changes in the existing law." This, he said, is a short term solution.

In addition, Mr. Heimann went on, it is necessary to design a security which will be attractive to that sector of savings not now directly investing in mortgages; i.e., individuals and pension funds. For purposes of allocation, he said, this might be designed to favor a particular area of housing activity—moderate-to-low income rental housing, for example.

"The security," the banker explained, "would be a mortgage bond, serialized to absorb amortization, issued in $1,000 segments with both a fixed maturity and a fixed coupon." He noted that the development of a national market in this type of paper would be a logical development. He described this as a long-term solution.

Mr. Heimann believes that Fanny May holds the key to both establishing a viable secondary market for the mortgage field and to changing the mortgage instrument so that it is more readily marketable. The result would be the creation of Fanny May as an institution that stands ready to buy and sell mortgages at prices it establishes. This would be an auction market.

Mr. Heimann believes that FNMA should revert to public ownership. He noted that the fixed interest rate on government insured and guaranteed mortgages tends to discourage private fixed-income capital when interest rates are rising and usually this is when capital is needed the most. A free rate would do much towards freeing the flow of capital into the market, Mr. Heimann said.

"We should design a formulized floating rate, pegged to direct obligations of the United States," Mr. Heimann suggested. "Such a technique would not eliminate but rather reduce the magnitude of discounts. Admittedly," he added, "this is only a partial solution but it is a workable and may well be politically acceptable. He pointed out that a fixed rate results in discounts that penalize the average home owner.

Other problems that he believes need further exploration include: "How can the financing problems of rehabilitation of owner-occupied units be handled on a mass basis? What changes in amortization policies can be applied to take into account unique land values in urban area? (Why should downtown property be amortized at the same rate as home loans?) Can the concept of the blanket mortgage be applied in rehabilitation areas."

COMMENTS ON TALK

When he was through summarizing his paper, Mr. Heimann was greeted with a long round of applause from what had been an attentive audience. Mr. Cole commented that it had been a profitable speech and called for a short break, during which one member of the audience, who said he was there as a representative of a Wall Street brokerage firm, observed that some of the ideas in Mr. Heimann's talk had been presented before but that he had put them and other suggestions into a unified program. He added that he was interested in the talk because his firm expects that a great deal of money will be put into the housing field over the next ten years. Discussions, he said, such as Mr. Heimann's and the others that were taking place at the Urban America seminars, would indicate the direction of the redevelopment efforts.

After noting that discussions about finding sources of money for the housing field was not a new idea, and likely would be a continuing one, Mr. Cole introduced the first panel commentator, George Brady, senior vice president of the Rouse Company.

continued

WANTS FREE RATE AS WAY OF AVOIDING DISCOUNTS

Mr. Brady said the talk was extraordinary and that it pointed out the problems and some of the solutions. He disagreed though with one of Mr. Heimann's suggestions. Mr. Brady recognized that it might be politic to water down efforts to achieve a free interest rate and compromise by agreeing to a pegged rate that would still move as did rates on direct obligations of the United States fluctuate. But he insisted that the industry needs a free interest rate, something that Mr. Heimann indicated he wanted but did not think could be obtained.

Mr. Brady asserted that the industry must join forces to achieve a free interest rate which would level out the peaks and valleys of discounts.

"It is ridiculous that home buyers can buy new homes but that home sellers owners can't sell because they have to pay points and will lose too much of their equity."

The pegged F.H.A. rate, Mr. Brady observed, has driven many investors away from F.H.A. insured mortgages. The F.H A. has had a good influence and builders should be brought back to F.H.A. financing, the housing executive declared.

He stressed the bad effect discounting has on insurance companies, which he claimed don't like to admit they buy at discounts, believing it hurts their image. As a result, they withdraw from F.H.A. lending and once they have left and found new outlets for investments, they usually don't come back. The procedure for different kinds of lending is different, Mr. Brady explained, and the lender changes its staff and can't easily go back to older operations.

Mr. Brady believes that more equity capital for all types of real estate will be coming from large industrial firms.

SOME GOOD AND SOME CRITICISM

The next speaker, Nathaniel H. Rogg, executive vice president of the National Association of Home Builders, took Mr. Heimann to task on several points but he felt that the banker was making a real contribution to the field in bringing an investment banker's expertise to bear on housing problems. He added though that he would try to sharpen Mr. Heimann's thinking in some areas.

For all the fragmentation of the housing industry, home builders have done an amazing job, Mr. Rogg declared. Since World War II, he reported, the industry has produced 30 million houses.

The industry has been handled ineptly by the government, the NAHB economist asserted. The country lost 400,000 units of housing in the past year, Mr. Rogg judges, because of power politics and as the result of a government policy that didn't come off.

Referring to Mr. Heimann's program, Mr. Rogg said that institutional changes are not enough. We need changes in policy and this is at the heart of the issue, he asserted. "Even if we had done all that John Heimann wanted, we still would have had difficulties in the past year."

Forecasting a housing growth that will exceed the growth of the nation's gross national product, Mr. Rogg said it is important that the obstacles to the free flow of money should be removed and that what is needed is an adequate flow of money.

The system failed when the government clobbered it, Mr. Rogg believes.

He said he was indignant over Mr. Heimann's statement that Hud should be given a larger voice in the economy. Hud has a voice but has failed to use it, Mr. Rogg asserted.

Mr. Rogg agreed with Mr. Heimann that there is a shortage of long term capital for the housing industry and he noted that the pattern of financing in the past will not be applicable to the future. The industry has needed $19 or $20 billion a year but it will need $30-$35 billion a year in the 10 years ahead. We will need sources other than thrift institutions, he added.

The NAHB spokesman judges that demographic changes will encourage building. He pointed out that in 1970 there will be fewer men in the 30 to 40 year age bracket than there was in 1960 despite an overall rise in population, and indicated that this will foster new types of housing efforts.

Mr. Rogg also described the changes in saving habits and noted that "people simply aren't putting money aside" and the statistics he cited revealed a steady decrease in the past three years of those investors who put savings in the pass-book kind of account.

Unlike Mr. Brady of the Rouse firm, Mr. Rogg said he felt that tieing the interest rate on mortgages to the government rate was an ingenious solution to the discount problem. He added, also, that in the past he has been opposed to putting the cost of a discount into the appraisal but he now thinks it might be a tolerable solution.

CRITICIZES GOVERNMENT —PROPOSES WAYS TO SPEED UP MORTGAGE FLOW

Robert H. Pease, senior vice president and director of Draper and Kramer, Inc., midwestern real estate and mortgage firm, emphasized the "Revolution" in the title of the morning seminar when he asserted that our present multi - housing multi - family housing program should be scrapped.

"What should we do then?" he asked, and answered that first a multi-family underwriting agency should be set up. He believes it is not efficient to work both multi- and single-family development with the same staff. He declared that the people who handle multi-family applications need special training and should be given the authority needed to do the job.

To support the contention that training and authority are needed, he noted that it can take years for a multi-family project to be processed by the government agencies involved and that it can even take three to six months just to get a cost estimate program through.

Private Lender Fast

"Any mortgage banker," Mr. Pease said, "can take any office building or apartment house mortgage proposal and in two weeks can have a submission ready for a life insurance company and then in a week or 10 days will have an answer from the lender."

The F.H.A.'s multi-family processing technique must be done over and speeded up, the Realtor concluded.

Mr. Pease disagreed flatly with a suggestion by Mr. Heimann that the Department of Urban Housing and Urban Development should take over the Federal Home loan Banking Board. He regards the FHLB as a banker's bank and as the guardian of the $130 billion of savings in the savings and loan associations, most of which are members of the FHLB.

"The major function of the FHLB is to protect the saver. It is not an institution of accomplishing social change or obtaining housing," Mr. Pease declared.

Mr. Pease agreed with Mr. Heimann that there was a need to attract more money to the housing field. He said that Mr. Heimann's suggestion that the government issue mortgage bonds as one way of attracting mortgage money should be explored. Mr. Pease also predicted that before the end of this year, we will see saving and loan associations issuing saving certificates that will be purchased by pension funds. This was one of Mr. Heimann's suggestions.

Archaic Laws

The mortgage broker pointed out that pension funds had $90 billion of which about $9 billion were invested in mortgages. This small percentage, he believes, is the result of archaic laws and the fact that pension managers tend be stock market and credit oriented and generally do not understand mortgages. One way of helping pension funds to become active in the mortgage field, Mr. Pease said, would be to set up a central mortgage bank.

He noted that many life insurance companies are now offering pension funds their service as mortgage consultants. The insurance companies, which already have mortgage departments, would both buy and service the loans for a pension fund and this would expand the participation of the funds in the mortgage field.

Another way of increasing the flow of investment money into the mortgage field, Mr. Pease suggested, would be to divide up a high loan-to-value mortgage into a relatively safe portion and a top, risky portion, guarantee the top part and have the different parts show different yields.

For example, he cited a conventional 90% mortgage as an example. The loan would be divided up in proportions of 75% and 15%, with an insurance company taking the 75% part and a private mortgage investor taking the top 15%. The interest would be broken into say 6½% on the insurance company portion of the loan and 8% on the private investor part of the loan. A private mortgage company could be used to guarantee the top part of the loan.

Small Equity, Big Loan

One of the attractive features of this loan set up is that a small amount of equity money could generate a large amount of mortgage money and would safely enlist the funds of pension and insurance groups.

TAX FACTORS IN REAL ESTATE

The final speaker of the morning session, Stanley Surrey, assistant secretary for tax policy of the Department of the Treasury explained that he felt a bit out of place and so had asked some of the experts in the Treasury Department for assistance and their comments provided him with background perspective on Mr. Heimann's talk.

He pointed out that housing is a debt-financed product. Perhaps he observed, Fanny May and the Federal Home Loan Bank should be merged. But he added that saving and loan associations should achieve a more regular flow of capital by the sale of large certificates of Deposit.

Contrary to what some industry spokesman have been saying, Mr. Surrey judges that it is not obvious that the long range cost of money is up. This is dependent on many factors, he said.

Cites School Loans

The tax expert pointed out that a new trend in education, that of financing heavy academic expenses with a large loan, could alter the pattern of mortgage financing in this country. He explained that usually men get married shortly after college and then, rent housing and subsequently buy it. But, when men begin to leave school with a heavy indebtedness that they have to start repaying, they will hesitate to incur further heavy debt.

Mr. Surrey reported that the Treasury is trying to find out how decisions are made in the real estate field to determine the best tax policies and he noted that the government has not been neutral toward housing. "Have we been giving too much or too little to the housing field?" he asked.

The government expert believes that housing is a tax favored industry. He explained that it has access to favorable depreciation methods, it can swap on a tax-free basis and it can deduct interest charges.

SOME COMMENTS

Before the question and answer period got underway, Mr. Heimann rose and informed his audience hurriedly that he does not favor a merging of the Federal Home Loan Bank and Fanny May.

Mr. Rogg said he was intrigued by something that had come up in Mr. Heimann's and Mr. Surrey's talks and he felt that the contradiction he saw pointed up the fact that we don't have and need a national housing policy. John, Mr. Rogg said, calls the housing industry an unequal participant and Surrey says it is tax favored and this points up the dichotomy in housing policy.

Mr. Rogg, commenting on the proposal by Mr. Pease to divide up a big, high interest mortgage, noted that this is good technique and might attract money for upper income housing but that it couldn't be used for lower income housing. He also wondered how a 90% loan would increase the flow of funds for mortgages since a high loan-to-value ratio mortgage would tie up a lot of money.

Mr. Pease responded to the latter point and explained that there has been a trend for insurance companies to get out of the mortgage housing field because the 75% loan-to-value limit put them at a disadvantage with the saving and loan associations which were making higher loan-to-value mortgages.

This technique will allow the insurance companies to make the bigger loans and still not increase the size of the risk that they take, he said. The higher interest, he suggested, will avoid the discount practice that also tended to repel insurance companies. He noted that discounts last year went as low as 91%.

MODERN CITIES FOR THE URBAN DEVELOPER

The afternoon speaker, H. Ralph Taylor, assistant secretary for demonstrations and intergovernmental relations of Hud, said that from his conversations with many men at the conference he knew they were wondering what role they could play in the model cities program, which he said is the latest approach to a solution for the many interrelated problems we find in our slum and blighted areas.

"First, let me point out one fact that too often escapes narrow gauge contemplation of the urban problem: what happens to the slums in your cities has a direct bearing upon your own economic future," Mr. Taylor explained. "You have a primary stake in the economic health and viability of your cities, regardless of whether the model cities program offers you investment opportunities.

"Unless the deteriorated neighborhoods improve, the cities cannot improve. As the cities erode, your economic interest will also diminish.

Housing Programs Changing

"And you must realize that the environment in which renewal and housing programs operate is changing. For instance, there is pressure from many quarters to rehouse displaced families in the same neighborhood. This sentiment is reflected, for example, in the decision of New York City to use renewal as an instrument for constructing new housing for lower income families, and in the 1966 housing amendment that requires a proportionate share of lower income housing in urban renewal areas developed for residential purposes."

The vast requirement for housing for lower income families has a most direct bearing upon your operations, Mr. Taylor told the developers. "The plain fact of the matter is that you can no longer depend on existing housing to fill the need for rehousing displaced families, so many of whom are of lower income. No matter whether you are going to develop renewal sites for higher income housing or non-residential reuse, you will have to face up to the need for an expanded supply of new or rehabilitated housing for lower income families."

RECOMMENDATIONS FOR MEMBERSHIP

URBAN AMERICA INCORPORATED
1717 Massachusetts Avenue, N. W.
Washington, D.C. 20036

One of the privileges of membership in Urban America is that of recommending others for membership. If you have friends or associates who might be interested in Urban America's programs, please list their names and addresses below. They will be sent information and an invitation to membership. (Please print)

1. NAME _____

   Street Address _____

   City/State/Zip _____

2. NAME _____

   Street Address _____

   City/State/Zip _____

3. NAME _____

   Street Address _____

   City/State/Zip _____

4. NAME _____

   Street Address _____

   City/State/Zip _____

5. NAME _____

   Street Address _____

   City/State/Zip _____

6. NAME _____

   Street Address _____

   City/State/Zip _____

Before being sent an invitation to join Urban America, these names will be checked against current membership rolls.

Emergency Convocation: The Urban Coalition

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1717 Massachusetts Avenue, N.W., Washington, D.C. 20036
202/265-2224

LOS ANGELES TIMES
Front Page
August 25, 1967

Urban Coalition Opens Drive for Million Jobs to Aid Ghettos

BY VINCENT J. BURKE
Times Staff Writer

WASHINGTON—A coalition of American leaders Thursday launched a campaign to force President Johnson and Congress to respond to city riots with a massive program aimed at providing 1 million jobs for the unemployed.

More than 1,000 delegates to an emergency convocation of the newly organized Urban Coalition approved by voice vote a "statement of principles, goals and commitments." The delegates, who include leaders of business, labor, church and civil rights groups and city mayors, heard pleas for action from motor magnate Henry Ford II, banker David Rockefeller, AFL-CIO President George Meany, United Auto Workers President Walter Reuther and others.

The statement avoided mention of the Vietnam war, on which the delegates held sharply opposing views. Nor did it mention the staggering budgetary deficit which has deterred Mr. Johnson from seeking a crash program of ghetto aid.

Revision of Priorities

But it said "the American people and the Congress must reorder national priorities, with a commitment of resources equal to the magnitude of the problems we face" in our cities.

The delegates applauded loud and long after this passage from New York City Mayor John V. Lindsay's keynote speech:

"Our international commitments should not be allowed to weaken our resolve at home. If our defense commitment, our commitment to space, or any other commitment made before our urban areas were beset by agony is blocking a vigorous effort to end those agonies, those commitments should be reassessed."

The group's statement said:

"The crisis requires a new dimension of effort in both the public and private sectors, working together to provide jobs, housing, education and other needs of our cities.

"When the private sector is unable to provide employment to those who are both able and willing to work, then in a free society the government must of necessity assume the responsibility and act as the employer of last resort or must assure adequate income levels for those who are unable to work."

In calling upon the government to develop a job program, the statement said:

"The emergency work program should concentrate on the huge backlog of employment needs in parks, streets, slums, countryside, schools, colleges, libraries and hospitals. To this end an emergency work program should be initiated and should have as its first goal putting at least 1 million of the presently unemployed into productive work at the earliest possible moment."

Leaders of the Urban Coalition did not attempt to meet with President Johnson. The President is reported to have made it clear to them several weeks ago that he is unwilling to support a crash program of ghetto aid so long as there is no overwhelming public demand for it.

After the Urban Coalition adopted its stand at a morning session, its leaders kept a luncheon date with congressional leaders. Reporting on that meeting, Detroit Mayor Jerome P. Cavanagh told the delegates that no Republican leader showed up for the luncheon and Democratic leaders offered no encouragement.

"I must in all candor report that the sense of urgency was lacking," Cavanagh said. ". . . We came away convinced that we must develop grass-roots support for our program. We need a massive action program, if we are to move Congress off dead center."

That is what the group now hopes to do — by organizing in every city urban coalitions of business, labor, church, civil rights and city government leaders.

The Urban Coalition's statement pledged the business leaders to make an all-out effort to provide jobs and job-training for Negroes and to explore ways in which government incentives can be used to attract private investment into "deteriorating neighborhoods."

(more)

In addition to creation of 1 million jobs, the group set as its goal "the rehabilitation and construction of at least a million housing units for lower-income families annually."

If the 1 million new jobs which the group set as its goal were all to be federally financed, the cost to the U.S. Treasury probably would be in the neighborhood of $4 billion a year.

Andrew Heiskell, board chairman of Time, Inc., and chairman of Urban America, Inc., chaired the one-day convocation. He announced at its conclusion the appointment of five task forces to develop recommendations more specific than those set forth in the group's general statement.

Ford, chairman of the Ford Motor Co., told the delegates the nation now faces "the greatest internal crisis since the Civil War—a crisis which demands no less than a massive national response."

Reuther, noting that his union now is locked in bitter contract negotiations with Ford and other auto makers, observed that in the crisis of the cities "I am privileged to sit on the same side of the table with Mr. Ford."

Whitney Young, moderate Negro leader of the National Urban League, was applauded when he said "responsible Negro leadership has not failed—we have been failed by the whole community."

Rockefeller, president of Chase Manhattan Bank in New York, said, "Too many of us have felt that making our own company successful was an adequate contribution to society . . . The central cities are crucial to the economic health of this nation. When their residents lack a stake in society, it breeds violence."

Johnson and Urban Group Differ Over Plan for Slum Jobs

BY ROBERT J. DONOVAN
Times Washington Bureau Chief

WASHINGTON — The contrast between vision and reality here was sharply etched Thursday in two separate developments involving the question of federal funds for jobs for ghetto dwellers.

The vision was projected by the Urban Coalition, a gathering of eminent Americans concerned over the plight of the cities. They proposed an emergency work program through which the federal government would strive promptly to provide at least 1 million new jobs. Large federal expenditures, of course, would be required.

Reality Bared in Capitol Hill

The reality was laid bare on Capitol Hill, where the Johnson Administration was disclosed to be opposed to several amendments to the antipoverty program. One of them would provide an estimated 200,000 to 250,000 jobs in the next two years at a cost to the government of $2.5 billion.

By the time the day was over, it was obvious that Washington officials were talking one way and leaders from private life who attended the Urban Coalition session were talking about the need for the government to take urgent, massive steps to relieve racial tension in the cities.

The men who drafted the proposal for an emergency work program to cover at least 1 million persons were not impractical visionaries by trade. They included David Rockefeller, chairman of the Chase Manhattan Bank; Henry Ford II, chairman of the Ford Motor Co.; Frederick J. Close, board chairman of the Aluminum Company of America, and Gerald L. Phillippe, board chairman of the General Electric Co.

To Pressure Congress

Together with a number of mayors and labor, religion and Negro leaders they came to the Urban Coalition meeting to try to put pressure on Congress to do much more about the plight of the cities.

How difficult a task this is in the face of the present mood of Congress, however, was underscored by the Administration's maneuvering over the anitpoverty bill.

President Johnson had asked for $2.06 billion for a one-year extension of the antipoverty program. A Senate labor subcommittee not only increased the figure to $2.2 billion, but its chairman, Sen. Joseph S. Clark (D-Pa.), attached a $3 billion amendment. Of this, $500 million would be for loans to repair riot damage. The rest would be for jobs in various public service fields over the next two years.

Urges Deletion

Then on the eve of the Urban Coalition meeting it was revealed that an Administration memorandum written by an official of the Office of Economic Opportunity had been circulated among certain members of the subcommittee calling, among other things, for deletion of the Clark amendment.

"The OEO," the memo explained "is trying to preserve what we have. You know the President has requested a tax increase. If this is going to be considered it should be considered as a separate piece of legislation."

Joseph A. Califano, special assistant to President Johnson, admitted that the memorandum had been circulated, but he said no one at the White House saw it in advance.

Inaccuracies Noted

Califano said the document correctly outlined Administration misgivings about some provisions of the subcommittee bill but it was inaccurate in a number of respects.

He said the Administration's primary goal is to get the bill out of the full labor committee and passed by the Senate by Labor Day.

With the Vietnam war costs rising, with a large budget deficit looming and with a proposal for an income tax increase pending, the President had given Congress assurance that every effort would be made to slash domestic spending. This undercut the ground for any new federal job program. Furthermore, with the economy bloc in Congress on the rampage the Administration did not want to risk a year's extension of the poverty program by having another $3 billion item tacked onto it.

Face Hard Going

The Administration memorandum, incidentally, also asked for the deletion of a proposed $105 million to finance a slum job program supported by Sens. Robert F. Kennedy (D-N.Y.) and Jacob K. Javits (R-N.Y.).

With Mr. Johnson deeply influenced by the mood of Congress, therefore, sweeping plans for any vast new approach to the easing of racial tensions and to solving the problems of the cities will face hard going.

Clearly, the outlook is for more hard going at home as well as in Vietnam.

COALITION URGES U.S. ACT TO SPUR JOBS IN THE CITIES

Conference of 800 Leaders Calls for New Priorities — Housing Drive Backed

PRIVATE ROLE STRESSED

Remarks and Statement Hint Delegates' Dissatisfaction With Johnson Programs

By ROBERT B. SEMPLE Jr.
Special to The New York Times

WASHINGTON, Aug. 24—A convocation of more than 800 mayors and business, labor, church and civil rights leaders called on the Government today to "reorder national priorities" and develop "an emergency work program" to provide jobs in the nation's riot-torn cities.

The group, which calls itself the Urban Coalition, held a one-day meeting at the Shoreham Hotel here. I sought solutions to the urban crisis and, in the words of its keynote speaker, Mayor Lindsay of New York, to forge "a national coalition of those with a stake in the city and its people."

In a statement of "principles, goals, and commitments," which was adopted by a rousing voice vote shortly before noon, the coalition pledged itself to work for better urban conditions on a variety of fronts.

An Appeal to Washington

The statement also urged Congress and the Administration to do the following:

¶Provide at least one million "meaningful" and "socially useful" jobs immediately, concentrating on "the huge backlog of employment needs in parks, streets, slums, countryside, schools, colleges, libraries and hospitals."

¶Develop a closer-working relationship with the private sector and, through incentives, encourage industry to create vast new programs of job training.

¶Undertake "bold and immediate steps" to provide a decent home for every American, "including the goal of at least a million housing units for lower-income families annually."

Although neither the statement nor the speakers mentioned President Johnson by name the tone of the remarks and the substance of the document strongly suggested that the delegates believed the Administration's response to the urban crisis had been insufficient.

The President has indicated several times in recent days that he plans no major new programs this year, arguing instead that his primary mission is to persuade a reluctant Congress to provide money for programs enacted last year.

But the coalition and its leaders clearly felt that additional measures were necessary now, even if it meant a reassessment of the nation's other commitments.

Mr. Lindsay won the day's biggest applause when he stated that the American commitment abroad "should not be allowed to weaken our resolve at home." Later he added:

"If our defense commitment, our commitment to space, or any other commitment made before our urban areas were beset by agony is blocking a vigorous effort to end those agonies, those commitments should be reassessed."

The statement of principles adpoted this morning declared:

"We believe the American people and the Congress must reorder national priorities, with a commitment of resources equal to the magnitude of the problems we face," the statement said. "The crisis requires a new dimension of effort in both the public and private sectors, working together to provide jobs, housing, education and the other neds of the cities."

The coalition grew out of a yearlong effort by the big-city mayors to overcome what they felt was "citizen indifference" to city problems. But it did not become a reality until July 31, when, in response to the riots in Newark and Detroit, a decision to call today's meeting was made by the National League of Cities, the National Conference of Mayors, and Urban America, Inc., a nonprofit group.

The participants at the meeting today included well-known leaders from nearly every major field.

There were some notable absentees — no governors, no members of the Federal Government, and, with the exception of a small group from Rochester, N. Y., very few of the poor.

'Dial With All Segments'

The absence of the poor themselves was not a matter of public comment until the closing moments of the session when Andrew Heiskell, board chairman of Time, Inc, who was co-chairman of the meeting, invited final comments from the delegates.

The last to speak was Marion Barry, former leader of the Student Nonviolent Coordinating Coordinating Committee in the capital, who is now active in other civil rights grounps here. Dressed in a green T-shirt and wearing sunglasses, Mr. Barry, who said he had not been invited, moved to the rostrum and warned the coalition not to overlook the poor.

"You've got to deal with all segments," he said, including those "not accustomed to coming to the Shoreham Hotel and fussing round. They don't understand all this hifalutin talk.

"And when you hold these meetings, please don't have them out here at the Shoreham. Hold them down where the people are, get down there and try to get to the nitty-gritty. When that time comes we'll begin to scratch the surface of the urban problem."

Randolph Is Co-Chairman

The other co-chairman of the meeting was A. Philip Randolph, president of the Brotherhood of Sleeping Car Porters. Both he and Mr. Heiskell were members of a 32-man steering committee that hammered out the statement of principles in a three-and-a-half-hour session last night.

Other members of the steering committee included Henry Ford 2d, chairman of the Ford Motor Company; David Rockefeller, president of the Chase Manhattan Bank; George Meany, president of the American Federation of Labor and Congress of Industrial Organizations; Walter P. Reuther, president of the United Autc Workers.

Also, Whitney M. Young Jr., executive director of the National Urban League; Roy Wilkins, executive director of the National Association for the Advancement of Colored People; the Most Rev. John F. Dearden, Roman Catholic Archbishop of Detroit; Rabbi Jacob P. Rudin, president of the Synagogue Council of America, and the mayors of several major cities.

'A Lot of Plain Talking'

In the opinion of many of the participants, the meeting served several useful purposes apart from the fundamental objective of dramatizing the crisis in the cities.

In the steering committee sessions last night and the panel sessions this afternoon, "a lot of plain talking was done and a lot of problems were finally brought out on the table," one participant told a reporter.

Sources reported, for example, that in last night's meeting, which was closed to the press, Mr. Meany and Joseph D. Keenan, secretary of the International Brotherhood of Electrical Workers, agreed to make a serious, sustained effort to end restrictive admission practices in the building trades unions and cooperate in promoting new and perhaps quicker methods of construction.

(August 25, 1967)

Leaderless Consensus

The United States for the last four years has been governed by a leader in perpetual pursuit of a consensus. Yesterday in Washington, however, the nation witnessed the paradox of a consensus searching for a leader.

An emergency convocation of the Urban Coalition mustered hundreds of influential leaders from business, labor, religion, education, civil rights and municipal government, united in a common determination that the nation must do more to rebuild its decaying cities and to restore hope and dignity to its desperate poor.

They called for an immediate Federal program to provide jobs for at least a million of the unemployed. They pledged the participation of private industry and local government in a stepped-up program of housing and public works. They applauded Mayor Lindsay when he said the nation's commitments abroad should not be allowed to weaken its resolve at home.

This nonpartisan gathering of responsible men and women represented an American consensus at its best. Their call for a reassessment of national priorities in the face of what Mr. Lindsay rightly identified as "the gravest domestic challenge since the Depression" springs from the depths of the American conscience.

Lyndon Johnson, the consensus President, is the man who will have to give the consensus its answer. The Urban Coalition has outlined a program for progress around which all Americans, regardless of race or party, can rally. But yesterday's brave rhetoric will come to naught unless the President seizes this opportunity to lead.

(August 28, 1967)

Double Dilemma

The Mayors and other community leaders who met last week in Washington to form "a national coalition of those with a stake in the city and its people" are facing up to a double dilemma.

Their first perplexing task is how to get the nation to see the crisis of the cities in all its many forms and terrifying urgency and then to persuade the President and Congress to reorder national priorities to meet that crisis. This is an assignment in persuasion and politics.

Many Americans who live in wealthier neighborhoods or in suburbs do not comprehend the range and gravity of the dangers now besetting the cities. They think in terms of a Negro problem or a slum problem or a police problem. It is all of these, but much more. Businessmen who have an enormous investment in office buildings, banks, factories and retail stores realize that what is at stake is the survival of the cities as attractive, economically viable places in which to work, shop and live. The Mayors and the religious, labor and civil rights leaders who have to cope with the day-to-day problems of millions of restless, impoverished people know how close to the edge of danger society is treading. Every Mayor realizes that what happened in Newark and Detroit could readily happen in his city. New Haven removed the last lingering doubt on that score.

President Johnson, preoccupied with the Vietnam war, is reluctant to seek dramatically expanded funds for domestic programs. The Democratic leaders in Congress supinely follow his lead. The Republicans, for their part, give the President and his party the perfect political excuse by voting to cut or eliminate Administration programs that were inadequate in the first place.

Even if the businessmen and other responsible leaders from private life can arouse the public and move Congress to act, they will then only have arrived at their second dilemma. It is desirable to set a goal for immediate creation of a million socially useful jobs and for building a million houses and apartments for lower-income families each year. It is equally desirable to move ahead with plans to stimulate private investment in slum-rebuilding and private participation in creating jobs. Governor Rockefeller's proposal to encourage the flow of private funds into slum-renewal is promising.

Yet the experience of the Federal antipoverty program and of private foundations suggests that placing the unemployed in jobs and rebuilding deteriorated neighborhoods is no swift or simple matter, whatever the availability of funds. It is not easy to retrain men who have been out of work for a long time, who have never developed work habits or have become addicted to alcohol or drugs.

Many of the younger unemployed will not take jobs that now exist in public institutions and in the service industries because they regard them as dead-end jobs, and they are not qualified to take highly skilled jobs that are open. Broken families, interrupted education and lack of confidence are among the influences that perpetuate the mismatch between men and jobs.

Moreover, private firms with a duty to their stockholders to show profits are inhibited in their capacity to take risks in creating jobs or building new housing. Experience shows that unless the Federal Government underwrites private participation through tax credits, fast tax write-offs and guaranteed loans, the private sector will not be able to meet the need.

The obstacles seem mountainous, but they can be overcome. A nation that organized itself to win World War II and is now setting out to explore the moon and the planets can respond effectively to the crisis of its own inner cities. But first the nation must realize the character and scope of the crisis. Here the Urban Coalition has pointed the way.

WASHINGTON POST
Front Page
August 25, 1967

Aid to Cities Pressed

Urban Coalition Finds Leaders of Congress Cool To Proposal for a Massive Federal Job Program

By Jean M. White

A potentially powerful urban lobby held its first meeting here yesterday and took its demands for urgent action on city problems directly to Congress.

Among the demands was one for a massive Federal program to provide jobs for one million unemployed.

The urban leaders came away from their meeting with Democratic congressional leaders without much encouragement, a spokesman reported.

Detroit Mayor Jerome P. Cavanagh said he didn't find any "sense of urgency" and called for a "massive political action program to move Congress off dead center." He added that some "urban power" also should be channeled to the White House.

Cavanagh reported back to an emergency convocation of more than 1000 delegates of the newly formed Urban Coalition. It bands together leaders of city government, business, labor, religion, and civil rights.

Among the coalition leaders who went to the Hill were Mayors John V. Lindsay of New York, Richard J. Daley of Chicago, James H. J. Tate of Philadelphia, Joseph M. Barr of Pittsburgh, and Ivan Allen Jr. of Atlanta; businessmen Henry Ford II and David Rockefeller; union leader Walter Reuther, and Negro leaders Roy Wilkins and Whitney Young Jr.

The statement adopted by the group clearly implied that President Johnson's urban programs aren't enough to attack massive city problems. There have been reports that the White House has taken a cool view toward the new Urban Coalition, certain to demand stepped-up spending on urban programs.

Criticizes Programs

Cavanagh, whose city was torn by the summer's worst riot, called present programs "too small, too harrow, too pedestrian to really turn our country on."

About 25 coalition leaders had lunch with House Speaker John W. McCormack (D-Mass.), House Majority Whip Majority Leader Carl Albert (D-Okla.), and Sen. Democratic Whip Russell Long (D-La.). None of the Republican leaders was present, although several on both sides had been invited.

"They were presenting to us a program which was more ambitious than the President's program, "Boggs later told newsmen. "What we were saying was, 'heck, we had better work on that first."

Clarence Mitchell, Washington lobbyist for the NAACP, said McCormack told the urban group that he liked their statement of objectives but that they had to round up votes to get the job done. Mitchell, disagreeing with Cavanagh, said he didn't think the Speaker lacked urgent concern over urban problems.

The new coalition, if it can pull together, could have much influence with the combined strength of big-city mayors and big names in business, labor, civil rights, and the church.

Its support of a Federal emergency work program yesterday heartened supporters of Sen. Joseph S. Clark's effort to attack a $3-billion slum job program to the antipoverty bill. Congressional sources had accused the White House of trying to undermine Clark.

Several other bills have been introduced in the House to provide jobs for hard-core unemployed. Rep. James G. O'Hara (D-Mich.) and Hugh L. Carey (D-N.Y.) are authors of two of the bills.

They call for a $4-billion-a-year program of "public service" works to provide one million jobs in needed community services in the fields of health, education, recreation, and urban improvement. An active co-sponsor has been Rep. James H. Scheuer (D-N.Y.).

Lindsay said the O'Hara bill was "exactly the same" idea that the coalition had in mind for a Federal job program.

The Republican Mayor of New York delivered the keynote address at the emergency convocation and got his biggest applause he said the Nation's priorities should be shifted to meet the needs of cities even if this means a reassessment of defense and space commitments.

Lindsay told the more than 1000 delegates in a Shoreham Hotel ballroom:

"We are the beginnings of a national coalition of those with a stake in the city and its people."

Coalitions, he stressed, must be organized in local communities to push for action on goals.

The first goals drawn up in the statement adopted yesterday focused on job programs.

The statement called on private industry to help train and hire the hard-core unemployed but added:

"When the private sector is unable to provide employment to those who are both able and willing to work, then in a free society the government must of necessity assume the responsibility and act as the employer of last resort or must assure adequate income levels for those who are unable to work."

(more)

The statement was approved unanimously by the steering committee, including Ford, Rockefeller, and several other corporation executives and businessmen.

Ford told the group: "That business must help is no longer in question."

Rockefeller added that central cities "are crucial to the economic health of our Nation, and we must press aggressively" on urban problems.

Coalition Co-Chairmen Andrew Heiskell and A. Philip Randolph announced that five emergency task forces will be appointed to come up with action recommendations in the areas of public service employment, private employment, educational disparities, reconstruction and urban development, and equal housing opportunities.

The coalition is an outgrowth of two meetings. One was held last January by a group of mayors to discuss long-range urban problems. The other was held on July 31 after riots hit Newark and Detroit.

Dissension Found

The catalytic action to pull together the urban coalition came from Urban America, a nonprofit organization, with the United States Conference of Mayors and the National League of Cities.

The new coalition found some dissension in its ranks yesterday.

Dr. Nathan Wright Jr., chairman of last month's Newark Black Power conference, issued a statement calling for "black insights and black definitions and leadership" in solving urban problems.

He said the coalition-approved statement should include these principles and had been drawn up by "the leaders of our cities while they were going to pot."

At the closing session, several complaints came that the voice of the poor wasn't being heard.

Rufus (Catfish) Mayfield, who identified himself as head of Pride, Inc., the District's summer job program for teen-agers, said he was "hurt by not being invited here."

"But the problem should be here," he said, pointing out that a lot of "important men" were sitting at the "long table" but no one like him.

BALTIMORE EVENING SUN
Editorial Page
August 25, 1967

The City Lobby

The most important thing about the thousand mayors, business men, union leaders, Negroes and clergymen who met in Washington to form an "urban coalition" was that they were there. "We are the beginnings of a national coalition," New York's Mayor Lindsay said, "of those with a stake in the city and its people." And high time.

There are still congressmen who think the answer to city problems is to spend just a little more on agricultural training back home in their districts. They need to be disabused. If the big and middle-sized cities, which have pressing problems in common, had as good a lobby as the gun people or the oil producers, national policy might be more relevant than it frequently is.

The coalition's actual initial proposals are less important than its proclaimed birth. The recommendations call for immediate work programs, which might strengthen Senator Clark's job creation amendment to the Administration's poverty bill against White House opposition, and for public housing schemes not yet on congressional drawing boards. President Johnson has stressed the need to get funds for existing programs first, which makes sense.

"They were presenting to us a program which was more ambitious than the President's program," House Democratic Whip Hale Boggs commented after meeting with their leaders. "What we were saying was, 'heck, we had better work on that first.'" Heck, yes. Maybe now they will.

People like Henry Ford 2d, Walter Reuther, David Rockefeller and others who joined with them are not legislatively naïve. They know how things are done on the Hill. By saying the White House program is not enough, they might help it. The important task now for this coalition, which was summoned into existence by the frustrated mayors of America, is to keep it going, make it real and potent, and not just a one-shot publicity gimmick that took a thousand busy people away from their desks for an interesting day in Washington. City people need a lobby.

New bloc seeks aid for cities

By Lyn Shepard
Staff correspondent of
The Christian Science Monitor

Rank-and-file members of the Urban Coalition—the nation's newest pressure bloc—aren't sure what the future holds for their group or their cause.

Perhaps, as one of the 1,100 conferees in the elegant Shoreham Hotel here predicted hopefully, the alliance will be "an effective tool in rebuilding our cities as they ought to be."

But it also could repeat the disappointment of last year's White House conference "to fulfill these rights." That meeting aired "a lot of glorious rhetoric," the skeptics recall. Yet it failed to follow words with deeds. So could the Urban Coalition.

Many of the delegates attended the earlier gathering and noted the similarities—for better or worse:

• Just as the White House conference, this "emergency convocation" attracted a galaxy of stars to its head table: names like Ford, Meany, Lindsay, Reuther, Cavanagh, Wilkins, Randolph, and David Rockefeller.

Subsidiary group

• The delegates, almost to a man, carried themselves with the confident air of prefessional conference-goers. Some seemed troubled, however, that outspoken leaders of the poor—including militant black youths like the District of Columbia's Marion Barry Jr. and Rufus (Catfish) Mayfield—hadn't been invited. A few came anyway, invitation or not.

• The convocation drew few if any conservatives. Nor did the White House conference of 1966. Thus, in terms of its impact on Congress, the coalition may serve simply as a back-up force to the Democratic Study Group and Republican Wednesday Club. Its leaders hope not. The joint forces of the DSG and Wednesday Club have won few battles in the House this session.

The new alliance got off to a shaky start. Its steering committee lunched with the Democratic leadership of Congress (Senate Whip Russell B. Long, Speaker John W. McCormack, Majority Leader Carl Albert, and House Whip Hale Boggs). It quickly learned of the political realities on Capitol Hill.

"I want to report in all candor," Mayor Jerome P. Cavanagh of Detroit later told the delegates, "that the sense of urgency was in fact lacking in our discussion with the leaders of Congress."

"We came away convinced," he said, "that we must evolve a new grass-roots demand for our interests. . . . A massive political-action program to get Congress off dead center."

It hardly boosted the steering committee's morale that not a single member of the GOP leadership attended the luncheon, though all had been invited. Coalition spokesmen brushed off the slight, noting that both houses were busy answering roll calls. But it was not a good sign.

Task forces named

Making the best of it, the alliance's co-chairmen announced formation of five task forces. Their members—mayors, businessmen, clergymen, and labor and civil-rights leaders — will meet within the next few weeks.

The committees will study business and government hiring practices, housing and school problems, and investment in urban development programs. Their suggestions will serve as a basis for the coalition's urban betterment campaign.

The broad outlines of that effort were heard throughout the convocation in comments laced with self-criticism.

Walter P. Reuther, United Automobile Workers president, looked at past meetings on city problems as "too long on pious platitudes and too short on performance."

But Mr. Reuther took encouragement in the fact that he and Henry Ford II, "who are sitting at opposite ends of the table in Detroit," were seated together at the head

(more)

table at the Shoreham. Both business and labor must invest heavily in the coalition effort, if it is to succeed, he said.

The keynote speaker, Mayor John V. Lindsay (R) of New York, appealed for members of both parties and all regions to agree on the need for immediate action.

Cities start plans

The Mayor warned that "it would be all too easy for this coalition to become just another well-intentioned, crisis-inspired, one-day attempt to spark urban change."

That prospect bothers many members of the Urban Coalition—so much that they are looking homeward rather than to Washington for an effective alliance.

Mayor Henry Marsh of Saginaw, Mich., for instance told a workshop group that he had already "started the ball rolling" for a local model-city program—with or without federal funds. Mayor John W. Potter of Toledo said he had already launched his city's plan, too.

"We're not just waiting for word from Washington on funding," Mayor Marsh, said. "If it's a good concept with federal help, it's a good one even without it."

"We're going to do it," the Negro Mayor vowed, "if it takes us 1 year or 10."

A Negro councilman in Camden, N.J., also advised delegates to work hard at building coalitions at home.

"If we sincerely want to get to the heart of these problems," he said, "we have to have local ingenuity."

The councilman said that when he first took office in 1961 a Camden Negro "couldn't reach for anything but a garbage can." Today, he said, half the members of the city's commissions and boards of directors are Negroes

Vital intangibles like this—a reawakening of civic pride and human dignity—are an unannounced first step toward the Urban Coalition's grass-roots goals.

JET
September 7, 1967

Leaders Call For 1 Million Jobs For Minorities

The 1,000 delegates attending the emergency convocation of the Urban Coalition in Washington cheered as New York City Mayor John Lindsay urged a reassessment of national commitments to meet the need of the cities. In his keynote address at the one-day meeting of the leaders of civil rights, city governments, labor management and religion, Lindsay said, "Our international commitments should not be allowed to weaken our resolve at home. If our defense commitment, our commitment to space, or any other commitment made before our urban areas were beset by agony is blocking a vigorous effort to end those agencies, those commitments would be reassessed . . . our priorities should be reordered." The conference discussed and endorsed a statement of principles, drawn up by the coalition steering committee which is headed by A. Philip Randolph and Andrew Heiskell, board chairman of Time, Inc., and included the mayors of Atlanta, Pittsburgh, Boston, Detroit, Chicago, Phoenix, New York, Minneapolis, and Philadelphia, business leaders such as Henry Ford II, David Rockefeller and Asa T. Spaulding, labor leaders such as AFL-CIO President George Meany and UAW President Walter Reuther, and Martin Luther King, Roy Wilkins, and Whitney M. Young Jr. from the civil rights camp. It set as its first goal an all-out attack on unemployment. The coalition called on the federal government to develop an immediate emergency work program for at least one million jobless and pledged a greater effort on the part of private industry to recruit, train and hire the hard-core unemployed. Among the concrete suggestions was the establishment of "Earn and Learn Centers" in urban centers, run jointly by business, labor and local government.

ST. LOUIS POST-DISPATCH
August 20, 1967

Coalition Will Meet in Capital To Review Problems of Cities

By a Staff Correspondent of the Post-Dispatch

WASHINGTON, Aug. 19 — About 1000 leaders of business, civil rights, labor, religion, education and city government will meet here this week to attempt to stir a national passion for curing the sick cities.

The urban coalition emergency convocation, under the chairmenship of Andrew Heiskell and A. Phillip Randolph, may go down in history as just another quick reaction to the 1967 riots. But it could be much more — the seed from which could grow "a new political, social, economic and moral climate which will make possible the breaking up of the vicious cycle of the ghetto."

The fact that Heiskell, chairman of the board of Time, Inc., and Randolph, long-time civil rights leader and president of the brotherhood of Sleeping Car Porters, are heading the convocation is relatively significant.

"There has never been a meeting like this ever," one highly influential expert on cities told the Post-Dispatch. "One important segment has always been missing in the past — business."

The urban coalition had its beginning last January when mayors from several large cities met to discuss their mounting problems and agreed that their pleas were being interpreted by many as selfish. They decided to try to form an alliance of many groups to alert the nation to the urgency of the crisis in the cities. The effort faltered until flames started rising in the ghettos.

The coalition was hammered out July 31 at a meeting convened by Mayors Joseph M. Barr of Pittsburgh and John V. Lindsay of New York City. Among those involved were the leaders of such organizations as General Electric, the Chase Manhattan Bank, the Steel Workers union, Auto Workers Union, electrical workers, the major civil rights organizations and the Catholic, Protestant and Jewish religions. Since then other business leaders have joined the effort, including those who head the Aluminum Company of America, Ford Motor Co., Allied Stores Corp. and Litton Industries.

"The business guys who live in the suburgs didn't see much stake in the ghetto until this summer," one source close to the coalition said. "But the light from the fires has illuminated things for them. Business is waking up."

THREE MAJOR programs will be taken up by the coalition. One would be a major expansion of the private sector's efforts to train and provide jobs for the hard-core unemployed. The second would be an emergency work program to provide job training and employment. The third would be a general commitment to a long-range program for physical and social reconstruction of the ghetto.

Jobs have the highest priority.

The business leadership in the coalition appears ready to make a national-significant commitment to go into the city's slums to recruit employes on a scale never before attempted, it was learned. This commitment would extend further to providing skilled training with pay and to placement in responsible jobs after training.

"The business people are scared," the Post-Dispatch was told. "They have finally accepted the proposition that while the current system has worked well, it is now in danger because an awful lot of people are not in it and that those not in the system dislike it and want to damage it. The business community is realizing that the system has to be changed to include those outside it. The people with the most to lose if this isn't done are the business people."

One coalition source said, "Business won World War II. The Government conducted it but business showed how to build the thousands of planes it took to win. Now we have to say to business, 'we want to win this war in the cities. Show us how.' It's simply impossible for us to duplicate the kind of organization which already exists in the private sector. So we have to use it."

ANOTHER DRAMATIC product of the coalition, it was said, may be the business community's acceptance of the Government as the employer of last resort. Several persons close to the coalition said they expect business to indorse a massive emergency public work program to find jobs for the unemployed. The coalition leadership is expected to present plans for such a program to Congress in the course of the Thursday meeting.

If the National Association of Manufacturers and the United States Chamber of Commerce, whose representatives will attend the convocation as observers, join the labor, civil rights, religious and urban lobbies in calling for such a program, Congress would find it almost impossible to say reject it.

"When the people in the ghetto ask for help, the suburban congressman doesn't listen," one urban expert asserted. "But when the chairman of the board of a major company who is a constituent of the congressman says, 'Want your help, Harry,' then the congressman listens. Business can influence suburban congressmen to help the cities."

Other legislation could grow out of coalition activity to seek to provide incentives or subsidies to business to take the lead in reconstruction of the ghetto, especially slum housing. Financial involvement in the slums — through major investments such as factories or through dollar backing for redevelopment projects — is being seriously considered by a growing number of businessmen, the Post-Dispatch was told.

The other parties to the coalition are pondering their roles in the cities. Labor and religion, in addition to stirring their members on behalf of urban programs, can invest their finances in ghetto projects. As one planner said, "The churches can put their money where their souls are." Education leaders are looking for ways to stir the establishment to try experimental methods to educate the residents of the core cities. Labor can open its ranks, especially in the construction trades, to Negroes and can co-operate with business in projects to rebuild slum areas.

THE COALITION has some strong points going for it, those close to it believe. One is the impressive sense of personal commitment by the business leaders involved who, it was explained, are throwing company and personal prestige behind a solution to urban problems. Another is the energy of the big-city mayors who realize they are in serious trouble and will fight to make the coalition a success. Perhaps the most important is the realization that, although tremendous differences exist among coalition members, they have some common ground and by a joint effort all can be helped.

The Johnson Administration is not enthusiastic about the Urban Coalition and reportedly suggested that the meeting be postponed.

"The Administration resents anything it didn't think of and can't control," one coalition planner said.

When the coalition participants leave Washington, they will return to their home communities to form local coalitions with the same broad representation. "What we hope to start is simply a massive and immediate national movement to deal with urban problems," a staff member explained.

If the coalition fails to catch fire, any attempt to forge such a unified approach in the future will be seriously impared, it is conceded. But if business, labor, civil rights, religion, education and city government can find at least one common denominator, the results could be monumental for America's cities.

Urban Pressure

There were two quite distinct aspects of the meeting of several hundred business, labor, education, civil rights, religious and local government leaders which convened in Washington last Thursday under the label of the Urban Coalition to press for more urgent action on city problems.

The heavily publicized conference was in one sense, of course, an old-fashioned lobbying venture, motivated by a desire to spur both Congress and the President to greater concern (and to massively increased spending) in the problem areas plaguing cities everywhere. There is nothing illusory about the needs. Much more effective federal approaches, particularly in the field of jobs and housing, and possibly including some variation of the grandiose public works proposal advanced by the Coalition, are going to have to become a part of the administration's commitment at some point before any real progress is made.

Press Secretary George Christian's comment on Friday to the effect that any major new administration commitments in this area are going to have to await the President's state-of-the-Union message in January, however, merely stated the obvious. Congress' temper at the moment, the dual push for economy and a tax increase, our heavy war commitments—and indeed the dismal prospects for many of the pitifully modest urban-aid requests already languishing on Capitol Hill—all argue against a likelihood that the President is about to embark immediately on any vast new domestic spending. Had the Urban Coalition's purpose rested solely on this barren hope, the prestigious members of this group might as well have stayed home.

That, however, was not the sum of the meeting—nor, in our opinion, the real substance of it. The realists among the Coalition see their new organization, if it can be held together, as an extremely influential force in defining and pushing for urban improvements in the future—in the cities themselves as well as on the national level.

And perhaps the most significant accomplishment of all was the firm commitment of the group's top-caliber business, industrial and labor leaders, as expressed in their "statement of goals," to proceed immediately on their own—especially in the fields of training, jobs and hiring practices, to benefit residents of the city's ghettos.

"All representatives of the private sector in this Urban Coalition," the statement said, "decisively commit themselves to assist the deprived among us to achieve full participation in the economy. . . . We pledge full-scale private endeavor through creative job-training and employment, managerial assistance and basic investment . . . We will re-evaluate our current testing procedures and employment standards so as to modify or eliminate those practices and requirements that unnecessarily bar many persons from gainful employment by business or access to union membership . . . We will encourage more leaders in the private sector to get directly and personally involved in urban problems. . . ."

For our part, we recall hearing no such forceful voluntary promises from the leaders of industry and from such labor leaders as George Meany in the past. Greater federal assistance will be necessary in some form to carry out these pledges fully. But if these influential representatives of the private sector really mean what they say they are in a position to achieve a great deal of good on their own, now, without further delay.

URBAN COALITION AT PRAYER*
A search in hearts, consciences and pocketbooks.

A Search for Solutions

Luck notwithstanding, it will take an unprecedented combination of power and principle to resolve the plight of America's cities. Last week in Washington, the beginnings of such a partnership were welded at a day long "convocation" of the newly formed Urban Coalition. The group included Henry Ford II, Walter Reuther, David Rockefeller, George Meany, A. Philip Randolph, I. W. Abel, Whitney Young, John Lindsay. The list, 1,200 strong, comprised mayors and millionaires, bishops and union bosses.

The delegation, commanding an impressive proportion of the nation's economic, spiritual and intellectual resources, had assembled neither as a creature of Congress nor of the Administration, but out of its own desire

(more)

to grapple with the crisis of the cities —a crisis that will not be solved with mere rhetoric or even the force of law. The Coalition's members gathered at Washington's Shoreham Hotel in full awareness that it will take a stupendous effort, financial as well as philosophical, to meet the gravest internal threat to the nation since the Depression. Their differences forgotten, the cross-section of American leadership offered the most clear-cut program yet devised for the ills of the cities.

Enlightened Self-Interest. Founded last January as an outgrowth of Urban America Inc., a nonprofit organization dedicated to the study of city problems, the Urban Coalition meets the need for a concerted effort on the part of all the institutions and individuals most concerned with the city.

Time Inc.'s Board Chairman Andrew Heiskell, the Coalition's co-chairman, underscored the sense of enlightened self-interest that motivates its members. "The problem is too vast and complex to be resolved by any one sector," he said. "The failure to move on urban problems is not only socially disastrous but also economically unsound. Each year of delay in funding programs will inexorably require enormously greater expenditures in the future." Added Pittsburgh's Mayor Joseph Barr: "Regrettably, it took a national calamity to provide the urgency and concern which makes this meeting possible."

Turn Around. By bringing the resources—both monetary and managerial —of the private sector to bear on the plight of the cities, the Urban Coalition answers demands raised by such disparate political figures as New York's Democratic Senator Robert Kennedy and Illinois' Republican Charles Percy, both of whom have urged far greater participation of industry in meeting the cities' needs. As the London *Economist* noted last week, "If Litton Industries can work out a scheme for economic development in Greece, why not in Watts?" Litton President Roy Ash, a member of the Coalition, could hardly disagree. Said the Urban League's Whitney Young: "The people gathered in this room can turn the country around."

The big question is whether the country is willing or ready to be turned around. Concern over "rewarding" Negro rioters could still result in a series of repressive measures by Congress. One such, an anti-riot bill passed by the House, is pending in the Senate, where the Judiciary Committee last week heard former CIA Director John McCone admit that a check on incitement might sometimes be helpful. However, McCone, who headed the presidential commission that investigated 1965's Watts riot, warned that anti-riot legislation would be no panacea. "What worries me," he said, "is the climate that might prevail in the country. I feel very deeply that unless we answer this problem, it is going to split our society irretrievably. The temptation is to say this is hopeless, but I think we have to stay at the job until we find the answer."

The program outlined by the Urban Coalition (*see box opposite*) provides cogent answers to the cities' most immediate problems. For the long term, it calls for a reexamination of the nation's priorities and interests. However difficult that may be, no attempt to alleviate the social despair and economic disparities of U.S. cities can succeed until all Americans are willing to search their hearts, consciences and pocketbooks. The Urban Coalition may well have given that effort its initial impetus.

* From left to right, Metropolitan Life President Gilbert Fitzhugh, Henry Ford II, Phoenix Mayor Milton Graham, Secretary of International Brotherhood of Electrical Workers Joseph D. Keenan, New York Mayor John Lindsay, Co-Chairman A. Philip Randolph, Rabbi Jacob Rudin, Co-Chairman Andrew Heiskell, George Meany, Cummins Engine Co. Chairman J. Irwin Miller, Minneapolis Mayor Arthur Naftalin, General Electric Chairman Gerald Phillippe, Walter Reuther, David Rockefeller.

ST. LOUIS POST-DISPATCH
Editorial Page
August 28, 1967

A Most Potent Lobby

The President and Congress last week heard for the first time from the Urban Coalition. They will hear from it again and eventually they will listen. For as David Meeker reported, it is "potentially one of the nation's most powerful lobbies," and its business is the most urgent business in America, the revitalization of its cities and their people.

The coalition was represented in Washington by 1200 persons, each one a "big name." Among them were the Mayors of the country's largest cities, the heads of some of its wealthiest corporations, some of its most eminent clergymen, influential publishers, mass union officers and distinguished professionals. Indeed it is hard to call to mind anything quite like this delegation.

Accustomed as they are to standard brand lobbyists, the politicians may have been tempted to regard this as a one-shot demonstration, too all-encompassing for continuity. After all, Henry Ford and Walter Reuther were among the delegates. So was the board chairman of General Electric and the secretary of the Brotherhood of Electrical Workers. But their diversities did not preclude a common interest in high priority for urban needs.

Much of what they had to say had been said time and again since so many in Washington have been so slow to hear. These would do well, however, to scrutinize the memorandum left by the coalition, especially its suggestions for opening up 1,000,000 new jobs. Equal attention will be due to recommendations to be made by the coalition's newly formed task forces on public employment, private employment, educational disparities, equal housing opportunities and reconstruction investment and urban development. These will come from men who know what they are talking about and who are in a position to help in the implementation of their recommendations.

The Urban Coalition exists because urban ills are felt in board rooms as well as ghettos. So it is unlikely to tolerate presidential lip service and congressional indifference. And it is likely to persevere because it has learned that self-interest carried too far becomes self-destruction.

AFL-CIO NEWS
August 26, 1967

'Hey! They're After Us!'

MS

URBAN AMERICA INC.
1717 Massachusetts Ave. N.W.
Washington, D.C. 20036
(202) 265-2224

William L. Slayton
Executive Vice President

September 12, 1967

To the Officers, Trustees, and friends of
Urban America:

Last winter, Stephen Currier proposed that leaders from the major segments of society that make up our cities be brought together to press for the cities' needs. On Thursday, August 24, more than 1,200 such leaders met in an unprecedented Emergency Convocation to further this objective in the name of the Urban Coalition. The day, by coincidence, was the 37th anniversary of Stephen Currier's birth.

I am enclosing, with the pride and satisfaction he would have shared, the report of that Convocation, including the statement of goals it adopted. I believe that it constitutes a truly significant first step toward forming the kind of national consensus required for the solution of our critical urban problems. The accompanying selection of clippings indicates that there is wide agreement on this point.

The Urban Coalition is now an independent force, and Urban America has helped make it so. We will continue to work in whatever appropriate ways we can to make its goals a reality.

Sincerely,

William L. Slayton

William L. Slayton

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To: Southern Regional Council, Inc.
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Invoice # 7392

Date: August 28, 1968

Quantity	Description	Unit Cost	Total Cost
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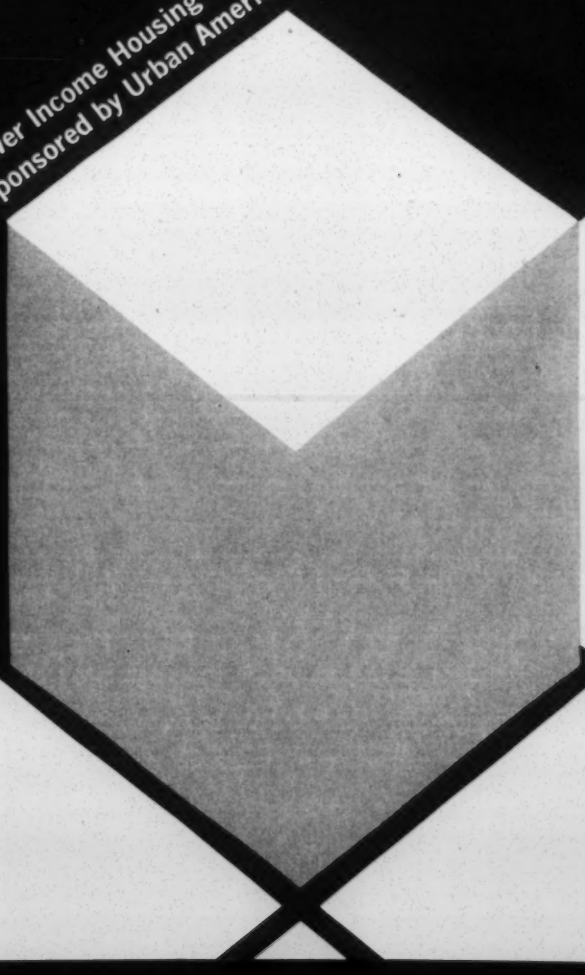

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1717 Massachusetts Ave. N.W.
Washington, D.C. 20036
(202) 265-2224

William L. Slayton
Executive Vice President

To: Affiliated Organizations

From: J. Wm. Bethea, Public Affairs

Subject: Materials being sent

Date: October 13, 1969

The enclosed brochure issued by the San Francisco Planning and Urban Renewal Administration (SPUR) effectively presents in succinct fashion services available to individual residents. We thought you might like to see it. Also enclosed is the most recent run-down of affiliated organizations.

Under separate cover a two-part Fact Kit on housing is being sent you. These volumes contain a compilation of basic materials on the nature and extent of the nation's housing problem.

Part I highlights the effects of poor housing on families and neighbourhoods and enumerates in detail the federal and state programs available to public, private and non-profit sponsors; Part II covers the technological innovations, both here and abroad, that are being applied to housing production and design.

Additional copies of the housing kit are available for $25.00.

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OCTOBER 1969

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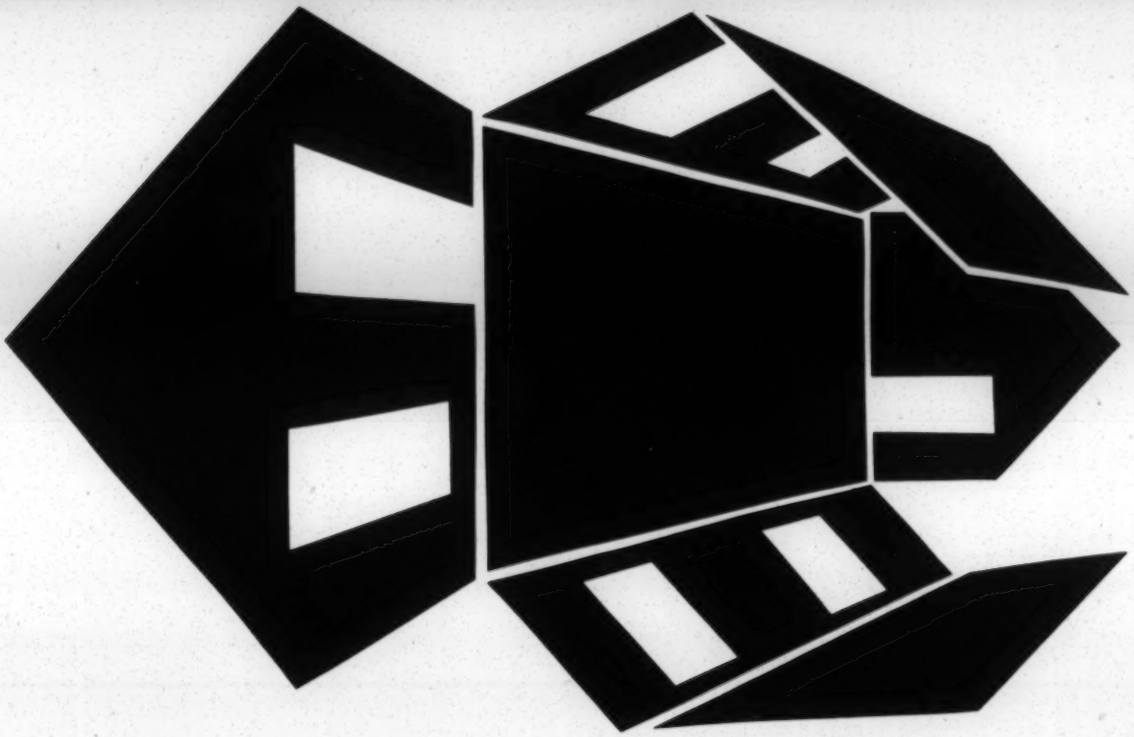
Urban America Inc. and the
National Association of Nonprofit Housing Organizations
Lower Income Housing Development Seminars



1969 HOUSING SPECIALIST PROGRAM

HOUSING SPECIALIST PROGRAM. Sponsored by Foundation for Cooperative Housing and Urban America, Inc.

PURPOSE: To train specialists in the development and management of low- and moderate-income housing in cooperative, nonprofit sales or nonprofit rental projects.

PERIOD: Two six-month courses are offered. Course 1 will begin in September 1969, and Course 2 in January 1970. Each program will consist of an eight-week intensive seminar held in Washington, D.C., followed by a four-month on-the-job training experience with selected housing development and management organizations.

QUALIFICATIONS: Bachelor's degree or equivalent practical experience in the fields of housing, urban planning, architecture, engineering or in the disciplines related to planning, public administration, urban development or community services.

FUNDING: The courses will be funded in part by tuition and by a Ford Foundation grant. Tuition for interns under private sponsorship will be $700, plus living expenses. A limited number of fellowships of $2,500 will be awarded to outstanding applicants who are not employed with a sponsoring institution. Such funded interns may expect to earn an additional salary of $400 per month plus travel expenses incident to their on-the-job training phase.

ON-THE-JOB TRAINING: Approximately four months in two or more of the following fields:

project development: Developing cooperative and/or nonprofit sales and rental housing programs including market analysis, site selection, site planning, architectural and engineering design, selection of construction techniques, cost analysis, financing, and processing of necessary data with municipal, state, and federal agencies such as FHA.

organization and marketing: Organizing and marketing a large cooperative project under development — including cooperative principles and procedures — and organizing a nonprofit mortgagor corporation and tenant or home-owner groups. Interns will attend membership meetings, sponsor board meetings and at least one mortgage closing and will participate in move-ins and member organization and education.

management and maintenance: Care and maintenance of properties, budgeting, buying, and bookkeeping required for nonprofit housing operation, and the community programs of cooperatives or tenant, or home owner associations. Interns will make reports to boards of directors of cooperative and/or nonprofit mortgagor corporations.

community facilities and community development: Planning and providing for adequate community facilities in housing developments, and creating adequate machinery within the community for use and expansion of community facilities for fuller living experience of all participating families.

CERTIFICATION: Graduating interns will be accorded certification as Housing Development and Management Specialists.

FUTURE EMPLOYMENT: During the training period the Director will have consultations with each intern regarding placement opportunities.

Further information and application forms may be secured from the Executive Director, Housing Specialist Program, 1012 14th Street, N.W., Washington, D.C., 20005. Telephone (202) 737-3411

SUMMARY OF FEDERAL HOUSING PROGRAMS

FOR LOW AND MODERATE INCOME FAMILIES

Section 221 (d) (3) Below Market Interest Rate Program

Rent Supplement Program

Section 221 (h) Rehabilitation Sales Program

Section 202 Senior Citizens Program

The Nonprofit Housing Center
Urban America, Inc.
1717 Massachusetts Avenue, N.W.
Washington, D.C. 20036

PREFACE

This summary is one of a series of publications of the Nonprofit Housing Center of Urban America, Inc., a national, nonprofit citizens' organization dedicated to improving the quality of life in American cities. Urban America is an outgrowth of the 68-year old American Planning and Civic Association, and in 1965 merged with the ACTION Council for Better Cities.

The Nonprofit Housing Center, financed by a grant from the Ford Foundation, is one of five centers that are components of Urban America. It provides technical assistance, through experienced staff and consultants, to nonprofit sponsors of low and moderate income housing and helps communities form revolving development funds and nonprofit development corporations. Four Protestant denominations--the Episcopal, Methodist, United Presbyterian, and United Church of Christ--have contracted with Urban America for help from the Nonprofit Housing Center on housing developments undertaken by their local parishes or denominational bodies. The Center holds training sessions for representatives of nonprofit groups and publishes books, brochures, and manuals, such as this summary.

Regional staff representatives of the Center are prepared to meet with nonprofit sponsors to provide guidance to them in determining their role in housing; in the assembling of the professional team to develop the project, such as the architect, attorney, and builder; in selection of the site and determination of the market to be served; in the processing of the proposed development, and in selecting the management for the continuing operation of the development after completion.

For further information concerning assistance from Urban America, Inc., sponsors or potential not-for-profit sponsors, write or call:

The Nonprofit Housing Center
Urban America, Inc.
1717 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 265 - 2224

SUMMARY OF FEDERAL HOUSING PROGRAMS

FOR LOW AND MODERATE INCOME FAMILIES

Introduction

There are several programs administered by the United States Department of Housing and Urban Development (HUD) which are designed to assist nonprofit sponsors to provide housing for low and moderate income families. This summary contains a brief description of the more active programs. This information has been prepared in order that the programs may be readily identified and more easily understood. In addition, there is an explanation of the "subsidy principle" which is employed in producing low and moderate income housing under the programs currently in existence.

Subsidy Principle

The cost of housing is governed by the cost of various components (i.e., land, labor, money, and materials) which are essential in the production of dwelling or housing units. In order to produce housing for low and moderate income families at rates which they can afford, it is necessary to reduce the cost of one or more of these housing components. Since, in a free economy, the consumer must pay the "going rate" for the goods and services making up these components, a reduction in the cost of housing can only be accomplished by the use of some type of subsidy. Federal housing programs designed to serve low and moderate income families involve both a direct and indirect subsidy plan. The direct subsidy plan permits low rental charges to qualified tenants, since the Federal Government makes a rent supplement payment to the housing owner on behalf of such tenants. The indirect subsidy plan reduces the cost of producing and operating a housing project by making mortgage money available to the owner at a low rate of interest. The lower cost thus realized makes it possible for the project owner to charge less rent for the housing units.

Major Housing Programs

A. Section 221 (d) (3) Below Market Interest Rate Program (Indirect Type of Subsidy)

This program provides for mortgage financing in an amount equal to 100 per cent of the "replacement cost" of the project. The replacement

cost includes the cost of the land, financing, and organizational expenses, legal and architectural fees, construction costs and other items normally incurred in the construction of a multifamily project. Mortgages may cover a period of 40 years and provide for payments to interest at a special low rate of 3 per cent per annum.

Banks, mortgage loan companies, or similar lending institutions which have been approved by the Federal Housing Administration (FHA) advance money during the construction stage of the project at the market rate of interest (currently 6 per cent). When the project is completed and all the mortgage money is disbursed, a "final closing" is held and the interest rate is reduced to 3 per cent Immediately following the final closing, the Federal National Mortgage Association (FNMA), a separate organization under the Department of Housing and Urban Development, buys the mortgage from the private lending institution with special funds which Congress has made available for this purpose. This device enables the nonprofit sponsor to charge less rent to the low and moderate income tenant since the sponsor will have lower monthly mortgage payments as a result of the low 3 per cent interest rate applicable to the mortgage loan.

In order to guarantee that these rental units will be available only to low and moderate income tenants, the FHA has issued a regulation which provides that the Commissioner will establish, from time to time, income limitations which qualified tenants cannot exceed in order to be eligible to live in projects constructed under this program. In addition, the project owner is required to execute an agreement restricting the occupancy of the project to eligible tenants.

B. Rent Supplement Program (Direct Type of Subsidy)

This program is similar in some respects to the 221 (d) (3) Below Market Interest Rate Program. Mortgage financing may be obtained in the amount of 100 per cent of the replacement cost of the project through lending institutions which have been approved by FHA. The mortgage loan bears a market rate of interest (currently 6 per cent). Unlike the Below Market Interest Rate Program, the interest rate is not reduced at final closing, but remains constant during the full term of the mortgage. Since the Federal National Mortgage Association is not required to buy the mortgage from the construction lender, a private lender may be the mortgagee during the term of the mortgage. Under this program low rental payments by the tenants are achieved by the use of a rent supplement payment to the nonprofit sponsor on behalf of the tenants. Projects can be constructed only in communities that formally request to participate in this program.

The amount of the rent supplement cannot exceed the difference between 25 per cent of the tenant's income and the full rent that is required for the dwelling unit. In the event that a tenant's income increases after occupancy commences, the amount of the rent supplement payment must be reduced to reflect the change in income. When a tenant's income equals or exceeds 25 per cent of the economic rent, supplement payments will be terminated. The tenant, however, will be permitted to live in the project and pay the full economic rent.

Under the Rent Supplement Program, it is also possible for tenants who are willing to pay the full economic rent to occupy units in the project. This arrangement makes possible the economic integration of tenants with different levels of income. In no event may the rent supplement payment involve an amount less than 10 per cent nor more than 70 per cent of the rent due on the dwelling.

It is important to note that a rent supplement payment can only be made on behalf of a tenant who is unable to obtain standard, privately owned housing at a rental which is equal to or less than one-fourth of his income and who is also either displaced, elderly, physically handicapped, or occupying substandard housing. In addition, the income of prospective tenants must be within the limits applicable to public housing tenants in the area.

C. 221 (h) Program - Rehabilitation Sales

This program is similar to the 221 (d) (3) Below Market Interest Rate Program except that it is designed to achieve home ownership (rather than rental housing) through the acquisition and rehabilitation of substandard or deteriorating structures by nonprofit corporations for subsequent sale to low income families.

Low income families, under this program, must have incomes below the maximum limits applicable under the Rent Supplement Program.

The nonprofit sponsor can obtain financing up to 100 per cent of the appraised value of the property before rehabilitation plus the estimated cost of rehabilitation. The mortgage will bear interest at the below market rate provided for in the 221 (d) (3) program (3 per cent) and will have a maturity determined by the FHA.

The nonprofit sponsor has to agree to sell the rehabilitated dwellings to low income purchasers whose individual mortgages will also be insured by the FHA. The purchaser must pay at least $200 down which may be applied to the closing costs.

To be eligible for insurance under this program, a mortgage will have to cover property or properties containing five or more single-family dwellings of detached, semi-detached, or row construction. When an individual unit is sold to a low income purchaser, such dwelling units will be released from the lien of the principal mortgage. Unsold dwelling units will be held and operated by the nonprofit sponsor as though they were rental units in a 221 (d) (3) Below Market Interest Rate project.

The low income purchaser must buy the dwelling unit for his own occupancy and, if he does not continue to occupy the property, the special low rate of interest (3 per cent) will terminate and the interest rate will automatically rise to the highest permissible rate under the 221 program (6 per cent). However, the special low rate of interest will remain in effect if he resells the property to the original nonprofit sponsor or to a local public housing authority or to another approved low income purchaser.

D. Section 202 Housing for the Elderly or Handicapped

This program is a direct government loan program administered by the Housing Assistance Administration in the Department of Housing and Urban Development. It is different from most government housing programs in that the mortgage money is loaned directly by the United States Government. It is intended to provide housing for elderly (62 years) and handicapped persons whose incomes make them ineligible for public housing, but who cannot afford rental charges of housing in the regular market.

Maximum income limits have been established for occupancy which vary with different geographical locations. Related facilities such as dining facilities, community rooms, workshops, and health centers for diagnostic and emergency cases can be included in the project. However, the housing cannot be elaborate or extravagant in design or material.

Sponsors of such housing must be able to prove that they are unable to obtain the necessary funds from other sources upon terms and conditions as favorable as those under the government program.

A loan may cover 100 per cent of the total development cost of a project and can be repaid over a period up to 50 years. Low rents are achieved by a special low rate of interest of 3 per cent per annum.

The National Home Ownership Foundation Plan

In addition to the existing Federal housing programs available to nonprofit sponsors, the proposed plan to establish a National Home Ownership Foundation would open new opportunities for nonprofit sponsorship. This plan, proposed by Senator Percy on April 20, 1967, has not yet passed the House or the Senate and, therefore, is pending legislation.

The general purpose of Senator Percy's bill, S 1592, is to establish a National Home Ownership Foundation which is intended to help provide mortgage financing within the economic means of poor people. The proposal is based on the reasonable assumption that providing housing poor people can afford will require a subsidy. The bill proposes a new device to subsidize interest rates and is a highly technical piece of legislation dealing with financing.

The two main features of the proposal are:

1. A Federal guarantee for the payment of principal and interest on debentures to be issued in an amount up to two billion dollars by a Federally chartered National Home Ownership Foundation.

2. An interest subsidy to be paid by the United States Treasury to reduce monthly payments on individual mortgages.

The National Home Ownership Foundation would be created under the bill which would sell debentures in the private money market not in excess of a total of two billion dollars. Money received from these obligations would finance the program. The obligations would be guaranteed by the United States Treasury. A guarantee fee of up to 1/4 of 1 per cent would be paid to the Treasury.

The Foundation would use the borrowed money to make loans to various local nonprofit organizations which, in turn, would use the funds to construct or rehabilitate private housing for sale to low income purchasers.

The low income purchaser would obtain a mortgage loan from a private lending institution. The Treasury Department would pay monthly a portion of the interest on the mortgage on behalf of the low income purchaser through the redemption of mortgage coupons. In the event such a mortgage could not be obtained, a loan may be made to the homeowner by the nonprofit organization.

Under the bill, the Federal interest subsidy could not be in excess of the annual rate of interest set forth in the statute.

Payments made by the Treasury on account of individual mortgagors are repayable by the homeowner based on an income formula during ownership or by a lien which is established upon the sale of the property. The amount of the assessment computed by the Secretary of the Treasury would equal the sum of 5 per cent of any part of the adjusted gross income of such persons for the previous taxable year which exceeds 80 per cent, but which does not exceed 90 per cent of the 221 (d) (3) income limit for the area in which the person resides plus 10 per cent of any part of such income which exceeds 90 per cent, but which does not exceed 100 per cent of such income limit plus 15 per cent of any part of such income which exceeds such income limit.

The bill also requires the nonprofit sponsor to provide relocation resources and it establishes 17 separate criteria applicable to the making of a loan. It also provides for the purchase of foundation obligations by a buyer who may direct the funds from such obligations to be used in a specific area. Also, no state can receive more than 12 and 1/2 per cent of the Foundation's debenture authorization.

OUTLINE OF EXISTING FEDERAL PROGRAMS

Mortgage Amount	Term of Mortgage	Interest Rate	Insurance Premium	Eligible Tenants
SECTION 221 (d) (3) BELOW MARKET INTEREST RATE PROGRAM				
100% of Cost	Up to 40 Years	3	0	Families and individuals whose incomes are within limits established by FHA.
SECTION 221 (d) (3) RENT SUPPLEMENT PROGRAM				
100% of Cost	Up to 40 Years	6	0.5	Families and individuals whose incomes do not exceed limits established for Public Housing in the area. Tenants must also be in one of the following categories: displaced by governmental action, 62 years or older, physically handicapped, or living in units damaged by a natural disaster.
SECTION 221 (h)				
100% of Cost	Up to 30 Years	3	0	Families whose incomes do not exceed limits under the Rent Supplement Program. Families must have ability to purchase and own dwelling units.
SECTION 202				
100% of Cost	Up to 50 Years	3	0	Persons 62 years (or older) or who are handicapped. Tenants must satisfy area income limitations.

URBAN
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URBAN AMERICA PROGRAM

For the information of our Members, this is a brief summary of the elements of program and structure which are in being or under development.

NATIONAL FUNCTIONS

The Architectural Forum -- whose mission is to enhance the quality of urban design by stimulating thoughtful dialogue about our urban future among those engaged in the design professions.

The Urban Policy Center -- which will seek to determine and disseminate the ideas, standards and policies most beneficial for the development of urban centers.

The Urban Design Center -- which is expected to combine a variety of design talents in seeking solutions to especially difficult problems in the appearance and usefulness of basic elements of the urban environment.

The Information Center -- which will provide a clearing house for information of many types about the urban environment -- for national and local communications media and, through special publications and newsletters, for the individuals and groups served by Urban America.

The September National Conference -- representing a private sector response to the May, 1965 White House Conference on Natural Beauty. The conference will endeavor to sharpen the focus of present efforts to improve the quality of our cities and the objectives of designing cities that better serve human needs.

COMMUNITY ACTION SERVICES

The Citizens Mobilization Division -- which helps to create local citizens groups; seeks to enlist them -- together with individuals, private companies and public agencies -- as members of Urban America; and assists all members in full utilization of the resources of their national organization. The division includes the Technical Advisory Service, professionally staffed and equipped with a comprehensive library and reference files. The service contributes to

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the Information Center and offers advice to individuals and groups on the many tools available for effecting every type of urban improvement.

The Local Development Services Division -- which renders counsel and technical services to nonprofit organizations, and to groups establishing local development funds, with the goal of creating new and rehabilitated nonprofit housing to meet the special needs of the disadvantaged.

The Redevelopment Division -- which provides information services and training for private developers, local public agencies and civic groups seeking reconstruction by private enterprise on lands cleared of slums.

Each of these eight principal functions and organizational units is or will be under the guidance of a special committee appointed by the Board of Trustees. The committees are responsible to the Board of Trustees, and between Board meetings, the Executive Committee. The National Action Council of Urban America -- broadly representative of the many fields of endeavor concerned with the future of cities, and of major geographical areas - exists to counsel and provide creative guidance for all Urban America programs, and particularly to advance the work of the Citizens Mobilization Division in cooperation with local groups and other members.

technical services
for non-profit organizations
to sponsor housing

Local Development Services Division
Urban America, Inc.
The ACTION Council for Better Cities

About the Speakers and Commentators

George T. Bogard, General Manager, Community Systems Development Division, General Electric Company, with headquarters at Louisville, is a native of Kentucky. After graduation from Purdue University in 1934 with a degree in Electrical Engineering, he began a career with General Electric which has included engineering, advertising, sales and over-all marketing assignments.

For six years prior to his appointment to General Manager of the new Community Systems Development Division, Mr. Bogard was Manager of the Construction Market Development Operation which co-ordinates the sale of all General Electric products to residential and commercial construction, provides application engineering and design services to builder-developers and generates merchandising plans to help sell and rent residential and commercial properties.

His new assignment is to direct the multiple resources of the General Electric Company to bring about the creation of prototype cities which can offer superior environmental values at less cost than present day communities afford.

Mr. Bogard is a member of the Board of Trustees of Urban America, Inc.

George M. Brady, Jr. is Senior Vice President and Director of The Rouse Company as well as James W. Rouse and Company, Inc., the mortgage banking division. Mr. Brady is in charge of growth and development for this division and is manager of the Washington office.

The Rouse Company has financed over a billion dollars in real estate development. The company has developed, owns and manages nine regional shopping centers and is now developing a planned city of more than 110,000 population.

Mr. Brady is vice chairman of the District of Columbia Commissioners' Planning and Urban Renewal Advisory Council and serves as vice chairman of the Community Planning Committee of the Washington Board of Trade. He is former chairman of the Urban Renewal Committee of the Mortgage Bankers Association of America.

He is a graduate of Johns Hopkins University and the University of Maryland Law School and is a member of the Maryland Bar.

Albert M. Cole is President of Reynolds Metals Development Corporation, Washington, D.C.

A native of Missouri, he attended Washburn College in Topeka, and was graduated from the University of Chicago with an LL.B degree.

From 1925 to 1944, he practiced law in Kansas. He was elected to the Kansas State Senate in 1941, serving until 1944.

In 1944, Mr. Cole was elected to Congress and served on the House Banking and Currency Committee, which has jurisdiction over housing legislation.

President Eisenhower in 1953 appointed Mr. Cole as Administrator of the Housing and Home Finance Agency, the predecessor to what is now the Department of Housing and Urban Development. In that year the President also appointed Mr. Cole as chairman of the President's Advisory Committee on Government Housing Policies and Programs.

Mr. Cole in 1959 became Executive Vice President of Reynolds Metals Development Corporation, a subsidiary of Reynolds Metals Company. He assumed the presidency of the subsidiary in 1964. In this post, Mr. Cole is responsible for developing and guiding Reynolds' participation in urban renewal and other real estate projects.

Mr. Cole served as President and Chairman of Action, Inc., and is now a member of the Executive Committee and the Board of Trustees of Urban America, Inc.

John P. Eberhard is the Director of the Institute for Applied Technology at the National Bureau of Standards, U.S. Department of Commerce. The Institute seeks to create opportunities for the introduction of new technology in government and industry. Mr. Eberhard came to the Bureau after extensive experience as a consultant to industry, as a practicing architect, and as a lecturer in the School of Industrial Management of the Massachusetts Institute of Technology.

Born in Chicago, Mr. Eberhard received a B.S. in architectural design from the University of Illinois in 1952. During 1958-59 he attended M.I.T. under an Alfred P. Sloan Fellowship and obtained an M.S. in industrial management.

Mr. Eberhard was one of the incorporators of Creative Buildings, Inc., and was its President from 1952-58. The firm was initiated to design and build medium-priced homes, but was converted to the design and manufacture of prefabricated buildings, primarily religious structures.

In 1959 he joined the Sheraton Corporation of America as Director of Research where he was concerned with the investigation of data processing techniques and their potential use by Sheraton, as well as the application of new technologies.

In 1963, Mr. Eberhard was appointed Consultant to Dr. J. Herbert Hollomon, Assistant Secretary for Science and Technology at the U.S. Department of Commerce, and remained in that post until assignment to the Institute for Applied Technology as Deputy Director in 1964. He became the Institute's Director in 1966.

John G. Heimann is Vice President of E.M. Warburg and Company, Inc., international investment bankers. Mr. Heimann also serves as special advisor on international finance to the Secretary-General of the United Nations and as consultant on housing finance to the Secretary of the Department of Housing and Urban Development.

E.H

From 1954 to 1966 Mr. Heimann was Vice President of the investment banking firm of Smith, Barney and Company, Inc., with responsibilities in both domestic and international finance. For seven years he specialized in the investment problems and practices of retirement funds, including those managed by corporations, trade unions, and states and municipalities. He supervised the investment management of accounts with total assets in excess of $1 billion.

Mr. Heimann has also been actively concerned with a broad variety of corporate financial problems, real estate finance, both conventional and insured, the latter including FHA and the AID guaranteed middle-income loans to developing nations. He has published and lectured extensively on these subjects.

He is engaged in many civic and political activities. They include membership on the New York State Commission of Federal-State Fiscal Relations; Chairman for taxation and fiscal problems of the New York County Democratic Committee on the Constitutional Convention; Chairman, Committee for Bipartisan Re-apportionment; and Co-chairman, New York Council for Landmark Preservation.

Mr. Heimann received an A.B. from Syracuse University in 1950 and was a member of the Faculty of New York University from 1958 to 1963.

Robert H. Pease is Senior Vice President and a Director of Draper and Kramer, Inc., one of the largest real estate and mortgage firms in the Midwest, with offices in Chicago, Minneapolis, and St. Louis.

A former president of the Chicago Mortgage Bankers Association, Mr. Pease joined Draper and Kramer in 1934. He is Treasurer and a member of the executive committee of the Mortgage Bankers Association of America and in 1954 received the MBA National Award for outstanding service to the mortgage banking industry. He is editor of the McGraw-Hill textbook on mortgage banking and has taught courses in investments and corporate finance at the Graduate School of Business, University of Chicago.

He received a bachelors degree in finance and a masters degree in business administration from the University of Chicago.

P

Among his numerous civic activities, Mr. Pease has served as a trustee of the Village of Hinsdale and chairman of its Plan Commission. He is also past chairman of the Chicago Metropolitan Cancer Committee.

Louis Perini, Jr. is President of the Perini Corporation, which deals in construction and land development on a worldwide basis. He also serves as President of Perini Land and Development Company, a wholly owned subsidiary, and continues to be responsible for all Perini realty interests.

A native of Massachusetts, Mr. Perini studied economics at Tufts University and real estate at Boston University. In 1964 he received an honorary bachelor of science degree from Tufts University.

Mr. Perini, previous to his joining the family Perini Corporation in 1958, was engaged in the mason contracting and mining business and in exploration and development work. He also served as Vice President for Western Operations for the Perini Corporation, with responsibilities for the corporation's Golden Gateway Center urban renewal development in San Francisco.

Mr. Perini is a member of the Board of the Research Institute of the National Association of Home Builders and the advisory committee of the Redevelopment Division of Urban America, Inc. He is also a member of the executive committee of the Florida Council of 100, a statewide group of business, industrial and financial leaders appointed by the Governor. A resident of West Palm Beach, he is a director of the Citizens Bank of Palm Beach County and the West Palm Beach Chamber of Commerce.

Nathaniel Rogg is Executive Vice President of the National Association of Home Builders. Mr. Rogg directs the 130-man national staff of the association, with headquarters in Washington, D.C. Previously, he had been NAHB Vice President for Association Services. He joined the NAHB staff in 1954 as Chief Economist and later served as Director of Policy Planning.

PR

Before joining the NAHB staff he was Chief of the Statistics and Reports Section of the Housing and Home Finance Agency and had served as a government economist and statistician for many years.

A native of New York, Mr. Rogg holds a B.A. magna cum laude and an M.A. in economics from New York University, and a doctorate of law degree from the George Washington University. During 1962 and 1963 he was a visiting Professor of Economics at Harvard University, teaching construction and housing economics.

Mr. Rogg is a member of the District of Columbia Bar, Phi Beta Kappa, the national honorary scholastic fraternity, and Coif, the national honorary legal fraternity.

James W. Rouse is President of The Rouse Company, a mortgage banking and real estate development firm, with executive offices in Baltimore, Maryland.

The Rouse Company has financed over a billion dollars in real estate development. Its largest undertaking is Columbia, a new city for 110,000 people on 15,000 acres of land midway between Baltimore and Washington.

Mr. Rouse was formerly a member of President Eisenhower's Advisory Committee on Government Housing Policies and Programs and chairman of the subcommittee that recommended the urban renewal program embraced in the Housing Act of 1954.

In 1955 he was engaged by the District of Columbia to lay out a workable program of urban renewal for the City of Washington. He has lectured on various aspects of housing, design and community development at Johns Hopkins, Harvard, and the University of California.

Mr. Rouse was a member of one of the original committees whose recommendations resulted in the formation of Action, Inc. He was President of Action and Chairman of its Board of Directors and is now a member of the Board of Trustees of Urban America, Inc.

Mr. Rouse is a member of the Advisory Board of the Federal City Council of Washington. Formerly Chairman of the Greater Baltimore Committee, he is now Chairman of its Executive Committee.

R

Stanley S. Surrey became Assistant Secretary of the Treasury for tax policy in April, 1961.

Mr. Surrey, a lawyer, earlier had served with the Department from 1937 to 1947, ultimately as tax legislative counsel. For eleven years thereafter he was a professor of law at the University of California and at Harvard, where he also was Director of the Harvard Law School International Program in Taxation.

He has held many advisory posts on tax policy for foreign governments and has acted as consultant to the Ford Foundation on various occasions between periods of government service. He has been a member of the Council, American Bar Association Section of Taxation; Chief Reporter, American Law Institute; and a member of the advisory committee to the National Committee on Government Finance of the Brookings Institution.

Mr. Surrey is an honors graduate of the City College of New York and the Columbia Law School.

H. Ralph Taylor took office in May, 1966, as Assistant Secretary for Demonstrations and Inter-Governmental Relations in the Department of Housing and Urban Development.

Mr. Taylor was President of Taylor-Hurley Associates and H.R. Taylor Management Corporation, a private consulting organization specializing in urban renewal and development. In his capacities with the firms since 1959, he had been responsible for the programming and development of nearly $100 million of new housing in urban renewal areas under Sections 220 and 221(d)(3).

Mr. Taylor received an M.P.A. from the Harvard Littauer School of Public Administration in 1947. He earlier received his A.B. from Harvard in 1939 and an M.A. from Louisiana State University in 1946.

As an urban renewal and development expert, he has worked closely with local citizen groups and local governments as well as with various federal agencies in the field. He has been a consultant to profit motivated and non-profit developers.

ST

From 1958 through 1959 he was an Agency for International Development consultant on urban renewal for the Government of Chile, vice chairman of the Executive Committee of the National Association of Housing and Redevelopment Officials, and a member of the Board of Directors and Resolutions Committee of the National Housing Conference.

He was Director of the New Haven Redevelopment Agency from 1955 to 1959, leaving to become the personal field representative for a major private developer, James Scheuer of New York City. From 1951 to 1955 he was assistant director of the Somerville (Mass.) Housing Authority. Mr. Taylor was administrative assistant to the Director of the Massachusetts State Housing Board, administering the veterans' emergency housing program, from 1948 to 1951.

William K. Wittausch is Manager of Housing Research in the Construction Sciences Department at Stanford Research Institute's Southern California Laboratories in South Pasadena.

Prior to joining the Institute, Mr. Wittausch was chief housing advisor to the U.S. AID Mission in Guatemala. Previous to this assignment, he was assistant vice president and economic advisor to the First Federal Savings and Loan Association, Chicago.

His foreign assignments have included serving as the U.S. High Commissioner's representative in charge of a multi-million dollar Marshall Plan reconstruction project in Germany, and as housing consultant to the International Cooperation Administration in Vienna. He organized the technical assistance program for Austria's prefabricated homes industry, helped draft legislation to encourage locally financed homeownership, developed a simplified bidding and cost control system for factory and site construction of houses, and built the first all modular, all component housing project in Europe.

Mr. Wittausch entered government service in 1934 as one of the first employees of the Federal Housing Administration. He served on its research and technical staff as housing economist, urban planner, prefabrication production engineer and market analyst.

W

He earned his A.B. in civil engineering at Stanford University, did graduate work in industrial engineering at the Technische Hochschule in Berlin, and received his M.B.A. in industrial management at the Harvard Graduate School of Business Administration.

Robert C. Wood took office as Undersecretary in the Department of Housing and Urban Development in January, 1966. Prior to his appointment, he had been Chairman of the Political Science Department at Massachusetts Institute of Technology.

Born in St. Louis, Missouri, Dr. Wood spent his early life in Jacksonville, Florida. He received an A.B. from Princeton University in 1946. At Harvard University, he was awarded an M.A. in 1947, a Master of Public Administration in 1948, and a Ph.D. in 1950. At Princeton he was elected to Phi Beta Kappa.

From 1949 to 1951 he was Associate Director, Legislative Reference Bureau of the State of Florida. At the U.S. Bureau of the Budget from 1951 to 1954, Mr. Wood served as a management organization analyst in the housing field.

Mr. Wood became a lecturer and then an Assistant Professor of Government at Harvard University in 1954. In 1957 he left Harvard to join the faculty at MIT where he taught as an Assistant Professor of Political Science from 1957 to 1959, and as an Associate Professor from 1959 to 1962. In 1962, Mr. Wood was named Professor of Political Science; and in 1965, he became the Chairman of the Department.

He is a member of the Advisory Board of the National Capital Transportation Agency, the Committee for Economic Development, and the American Academy for Arts and Sciences.

Mr. Wood is the author of "Suburbia, Its People and Their Politics" (1958); "Metropolis Against Itself" (1959); "1400 Governments, The Political Economy of the New York Region" (1960); and the co-author of "School Men and Politics" (1962); and "Government and Politics of the U.S." (1965).

W

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URBAN AMERICA INC.

In February, 1965, the pioneering American Planning and Civic Association changed its name to Urban America Inc., and broadened its purposes to encompass improvement of both the social and physical environment of the nation's cities. The change was accomplished through a grant from the Taconic Foundation, and Stephen R. Currier, the president of Taconic, became the first president of Urban America. In December, 1965, the organization was expanded into its present form through merger with the ACTION Council for Better Cities.

Urban America's first 18 months were spent in a wide-ranging examination of urban problems for the points at which its intervention could have most effect. In June, 1966, William L. Slayton, former commissioner of the U. S. Urban Renewal Administration, was appointed executive vice president, and began building the professional staff to carry out Urban America's programs.

Urban America is organized into five centers of activity, with separate but interlocking responsibilities. The Business and Development Center seeks to find new forms of involvement of private enterprise in the building and rebuilding of cities. The Nonprofit Housing Center, under a Ford Foundation grant, provides technical and professional assistance to religious and other groups sponsoring lower-income housing, and to nonprofit development funds and corporations. The Urban Design Center is concerned with the means of making design quality an important factor in urban development decisions.

Under the Urban Policy Center will be a coalition of mayors and public-interest groups sharing concern with the problems of cities, and an Urban Economic Council to provide authoritative analyses of the cities' economic needs and contributions. The Urban Information Center is responsible for publications, including a forthcoming bimonthly review of urban affairs, and for providing information to the press and to local citizens' organizations affiliated with Urban America. THE ARCHITECTURAL FORUM also is published by Urban America, from the magazine's offices in New York City.

James W. Rouse, Baltimore mortgage banker and real estate developer, is president of Urban America; Andrew Heiskell, chairman of the board of Time Inc., is chairman of Urban America's Board of Trustees; and August Heckscher, New York City administrator of cultural affairs and commissioner of parks, is vice chairman.

JAMES W. ROUSE

James W. Rouse, 52, is President of The Rouse Company, a mortgage banking and real estate development firm with executive offices in Baltimore, Maryland.

Formerly a member of President Eisenhower's Advisory Committee on Housing, Mr. Rouse was Chairman of its subcommittee on Urban Development, Rehabilitation and Conservation. One of the original committee whose recommendations resulted in the formation of ACTION, Mr. Rouse has served as President and Chairman of its Board of Directors and is now a member of the Board of Trustees of Urban America Inc., which was merged with ACTION in 1965. In 1955 he was engaged by the District of Columbia to lay out a workable program of urban renewal for the City of Washington. He is now a trustee of the Federal City Council of Washington, D.C.

Active in Baltimore civic affairs, Mr. Rouse is one of the founders of the Fight Blight Fund, is past chairman of the Greater Baltimore Committee, which he also helped found, and is a member of its Planning Council. He is also on the Board of Directors of the Peale Museum. A trustee of Union Memorial Hospital, he is Chairman of its Planning Committee. He also serves as an Elder in the Brown Memorial Presbyterian Church.

Mr. Rouse, who received his law degree from the University of Maryland, is also active in academic circles in Baltimore, serving on the Advisory Council to the Field Work Offices of Goucher College, and the Visiting Committee for the evening division of The Johns Hopkins University.

Mr. Rouse has lectured on various aspects of housing, design, and community development at Johns Hopkins, Harvard, and the University of California. In 1964 he was chosen by HOUSE & HOME as one of the "Top Performers" in the community development field.

News
URBAN AMERICA INC.
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Washington, D.C. 20036
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FOR A.M. RELEASE WEDNESDAY, APRIL 12

James W. Rouse of Baltimore, mortgage banker, developer, and a national leader in urban affairs, has been elected president of Urban America Inc.

Mr. Rouse fills the vacancy caused by the death of Stephen R. Currier, the organization's founder and first president. Mr. Currier and his wife were lost on a flight over the Caribbean in January.

Mr. Rouse is president of The Rouse Company, whose activities include development of the new town of Columbia, Maryland, between Baltimore and Washington.

He has served as president of the ACTION Council for Better Cities, which merged with Urban America in 1965; chairman of the Greater Baltimore Committee; and a member of former President Dwight D. Eisenhower's Advisory Committee on Housing.

(more)

Urban America Inc. is a nonprofit organization dedicated to improvement of the quality of life in the nation's cities, with headquarters in Washington, D.C.

PLEASE NOTE: Additional information on Mr. Rouse and on Urban America Inc. is attached. Photographs of Mr. Rouse are available on request.

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News
URBAN AMERICA INC.
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FOR IMMEDIATE RELEASE

Montreal, April 24--The election of six new members to the board of trustees of Urban America Inc. was announced Monday by the organization's president, James W. Rouse.

The new trustees are:

Lawrence Halprin, San Francisco landscape architect, author, environmental planner, and a consultant to the 1965 White House Conference on Natural Beauty.

Thomas P. F. Hoving, New York, director of the Metropolitan Museum of Art and former New York City Parks Commissioner and Administrator of Recreation and Cultural Affairs.

George Russell, Detroit, executive vice president for finance of General Motors and a trustee of the Committee for Economic Development and the Automotive Safety Foundation.

Lelan F. Sillin, Jr., president and chief executive officer of the Central Hudson Gas & Electric Corporation, Poughkeepsie, New York, and chairman of Mid-Hudson Pattern for Progress, Inc., a regional planning, research and development organization.

John G. Simon, Woodbridge, Connecticut, president of the Taconic Foundation and associate professor of law at Yale University, where he is involved in developing an urban land program. He is a director of Dixwell Community House, New Haven, Connecticut.

Whitney M. Young, Jr., executive director of the National Urban League, president of the National Conference on Social Welfare and a member of the National Advisory Council of the U. S. Office of Economic Opportunity.

The election, at a general membership session, was part of Urban America's two-day annual meeting here. Tuesday's agenda includes a meeting of the organization's National Action Council, a group of business and professional leaders representing major metropolitan areas. Other events gave delegates a close view of new multilevel developments in downtown Montreal and a look at the island site of Expo 67.

Urban America Inc. is a nonprofit citizens organization which seeks ways to improve the quality of life in cities. It was formed early in 1965 when the American Planning and Civic Association adopted that name to reflect a new, broadened concern for both the social and physical characteristics of the urban environment. Later that year the organization was expanded to its present form through merger with the ACTION Council for Better Cities.

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Printed in the U.S.A.

Emergency Convocation: The Urban Coalition

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BACKGROUND OF THE URBAN COALITION

Last January, mayors of a cross section of major cities met in Washington to discuss what was clearly emerging as a crisis situation.

Despite their efforts and new programs of Federal aid, the problems of most of their cities were increasing. In common they faced rising welfare loads, high rates of unemployment and underemployment, deterioration of inner-city housing--and a rising sense of alienation in ghetto areas. At the same time, local tax bases were dwindling as the Federal share of tax revenue increased, and the shortage of operating revenue had become chronic.

The mayors--from Atlanta, Baltimore, Boston, Denver, Detroit, Miami, Milwaukee, New York, Philadelphia, Pittsburgh, and Tacoma, Wash.--had come to Washington at the invitation of the late Stephen R. Currier, then president of Urban America Inc. Mr. Currier had formed Urban America as a nonprofit organization to deal with these same problems, and to work for improvement of the quality of life in cities.

The mayors felt that their own appeals for reallocation of priorities and a greater share of national resources for cities were interpreted as special pleading. They felt that it was time for those with a stake in the cities' well-being to join in a coalition to alert the nation to the urgency of urban needs. They asked Urban America, together with the U.S. Conference of Mayors and the National League of Cities, to act as catalyst in formation of such a coalition.

A steering committee of mayors was formed as the first component of the coalition. Last spring, a series of meetings was begun with representatives of business, civil rights, labor, and religion. The timetable called for the coalition of these groups to be completed by September to work on long-range solutions to urban problems.

Then came summer. The outbreak of violence in more than 80 cities, and the beginnings of a hardening in national reaction, clearly called for emergency action. In the week following the riots in Detroit, Mayor Joseph M. Barr of Pittsburgh, president of the U.S. Conference of Mayors, and Mayor John V. Lindsay of New York called upon leaders of the five fields to meet in Washington on July 31.

At that meeting the Urban Coalition became a reality. Eighteen national leaders from the five segments of society attended and, along with 14 others who could not be there but signified their full support, became the Coalition's Steering Committee (see list attached).

In their call to the meeting, Mayors Barr and Lindsay said that its purpose would be to seek both long- and short-range measures "to overcome citizen indifference, encourage interracial cooperation, and enroll national support until racial peace is a reality and the promise of America has been fulfilled." The goal, they said, was to mobilize national action and achieve "a major reassessment of present national priorities."

At the meeting, the Coalition adopted a statement of purpose calling for specific measures to meet these goals (text attached). The statement was not a staff document ratified by the Coalition: it was produced by the members themselves, in the course of a discussion that displayed a unanimous sense of urgency.

The Coalition also called for an Emergency Convocation before the end of August to expand the base of the effort to include at least 1,000 leaders from the five fields. Andrew Heiskell, chairman of the board of Time Inc. and of Urban America Inc., and A. Philip Randolph, president of the Brotherhood of Sleeping Car Porters, were named co-chairmen of the Convocation.

The one-day Convocation August 24 will not be a deliberative session, but an action meeting. Those invited have been asked to attend on the basis of commitment to the Coalition's purposes. The work of the Convocation will be to plan the implementation of these purposes.

Emergency Convocation: The Urban Coalition

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For further information: Don Lief, 202/265-2224

FOR IMMEDIATE RELEASE

WASHINGTON, D.C.--A broad public-private attack on the problems of American cities has been launched by 1,200 leaders of business, labor, civil rights, religion, and local government.

They were brought together by the newly formed Urban Coalition in an unprecedented one-day Emergency Convocation Thursday, August 24, at the Shoreham Hotel. Co-chairmen were Andrew Heiskell, chairman of the board of Time Inc. and of Urban America Inc.; and A. Philip Randolph, president of the Brotherhood of Sleeping Car Porters.

At the end of the Convocation, five emergency task forces were appointed to carry the Coalition's attack on the urban crisis forward.

Early, the delegates had approved a Statement of Principles, Goals, and Commitments drafted by the Coalition's 33-man steering committee. The statement called for a national emergency public works program, an urgent commitment by industry and labor to create new jobs and job training,

(more)

and a broad program of urban reconstruction, urban investment, and remedial education. At noon, a steering committee delegation led by Mayors Richard Daley of Chicago and John Lindsay of New York went to Capitol Hill to present the Convocation statement to Congressional leaders. They were received by House Speaker McCormack, Reps. Boggs and Albert, and Sen. Russell Long.

In the afternoon, the delegates met in nine concurrent workshops to develop ideas and discuss formulation of local Coalitions. At the end of the day, Mr. Heiskell announced appointment of the following co-chairmen of Emergency Task Forces:

Public Service Employment--Mayor Richard J. Daley of Chicago, Mayor John V. Lindsay of New York, Mr. Randolph.

Private Employment--Gerald L. Phillippe, chairman of the board, General Electric Co.; John Wheeler, president, Mechanics and Farmers Bank, Durham, N.C.; and David Sullivan, president, Building Service Employees International Union.

Educational Disparities--Dr. Arthur Flemming, president, National Council of Churches, and Roy Wilkins, executive director, National Association for the Advancement of Colored People.

Reconstruction Investment and Urban Development--Walter Reuther, president, United Auto Workers; Joseph D. Keenan, secretary, International Brotherhood of Electrical Workers; and a businessman yet to be announced.

(more)

Equal Housing Opportunities--Archbishop John F. Dearden, Detroit; Whitney Young, Jr., executive director, National Urban League; and Frederick J. Close, board chairman, Aluminum Co. of America.

Mr. Heiskell said the Task Forces will draw staff and other resources from the five elements that make up the Coalition. They will begin meeting within a few weeks, he said, and the steering committee will meet again within a month.

After the steering committee's statement was presented to the Convocation at the morning session, nine leaders in American life rose to back the principles it enunciated.

Mayor Lindsay, the keynote speaker, warned that urban ghettos are growing by a half million people a year. He declared that this growth is creating "truly national problems, from which no city, no state and no citizen can escape."

"Every city in this nation is crowded with the despairing and the disaffected," Mr. Lindsay said. "They are not fighting a man, a program, or a symbol. They are challenging a system and a society which has failed to respond to their needs."

Mr. Lindsay said the Coalition must mobilize itself to tap unused resources:

"Mayors must establish direct communication with ghetto residents to bring them into the mainstream of American life....Labor

(more)

must break down antiquated and artificial barriers to apprenticeship and membership....Business must undertake an aggressive campaign to recruit and train the unemployed and under-employed....Religious leaders must support the efforts of the central city poor....Our churches must bring together the despairing slum-dweller with the affluent suburbanite...."

Backing the Convocation's call for an emergency work program that creates one million jobs for the unemployed, Mr. Lindsay warned that, while words have failed to create a national awareness of slum agony, "they have too often succeeded in arousing false hopes and unfulfilled expectations. Many new programs have been oversold....We must close the gap between promise and performance."

The mayor told the Convocation that if the nation were unable to meet its urban obligations because of international commitments, "those commitments should be reassessed."

The conferees were welcomed to the meeting by Mayor Joseph Barr of Pittsburgh, who is president of the U.S. Conference of Mayors, and Mayor James Tate of Philadelphia, who is president of the National League of Cities.

Mr. Barr called the unmet needs of American cities "our Number One problem." He said that President Johnson's urban program "is the beginning of what needs to be done (but) this is not a partisan matter." He called for a new bipartisan policy on urban affairs akin to the bipartisanship

on foreign policy that evolved in the forties.

Co-chairman Heiskell said that the conferees had come together "because we know that anything less will mean disaster for our cities...." The urban problem, he said, "is too vast and complex to be resolved by any one sector...."

The steering committee's statement of principles and goals was read to the Convocation by Mr. Randolph, who then moved its adoption. Speaking in response, the Rt. Rev. John E. Hines, Presiding Bishop of the Episcopal Church, called for a "massive change in national priorities." Repressive measures against minority dwellers, he said, would only "compound the root cause of alienation." The nation "must be emphatic and unequivocal about the right of the poor to power," he declared.

Roy Wilkins told the delegates that "only after we have revamped our educational system to take care of our submerged population--from the bottom up, not from the top down--will we be able to talk to these people about American ideals....If you read the history of our country and it has no meaning to you," he said, "then you are not being educated--not becoming an American."

Henry Ford II followed Mr. Wilkins, declaring that America "today faces its greatest internal crisis since the Civil War--a crisis which demands no less than a massive national response."

(more)

"It is essential for business, government and unions to consider how current policies and practices can be modified to make it less costly for business to hire and train poorly qualified people," Mr. Ford said. He pointed out that the "key to equal economic opportunity is vastly expanded and improved education and training for those who now receive the least and poorest preparation for a productive life."

President George Meany of the AFL-CIO said that America's first priority "as this statement clearly recognizes (is) one million jobs in socially productive work for the presently unemployed....America must have these jobs right now." Battles will have to be fought, with Congress, and beyond, with state and local governments "many of which have far worse records," he said.

Whitney Young, Jr., executive director of the National Urban League, also speaking in response to the statement, called the Convocation a "profoundly significant" event.

"The people in this room have the power and resources to turn this country round," he said. "The question is whether you have the will." Responsible Negro leaders have not failed in their duty, he declared; "they have been failed by responsible white leaders." The American Negro, Mr. Young said, needs to be told by the white: "I believe in you."

Joseph Keenan, international secretary of the International Brotherhood of Electrical Workers, said that while "calls to action

are not new, the alliance of all the different elements represented here is new and very significant. I think it shows that we have reached the point of common sense in dealing with our most pressing problems."

David Rockefeller, president of the Chase Manhattan Bank, said that the success of the Convocation's efforts will depend upon the "close personal involvement of businessmen and other leaders from the private sector."

"In the past," Mr. Rockefeller said, "too many of us have felt that doing a good job in making our companies successful was an adequate contribution. But today, we see that we cannot leave to others direct involvement in the solution of our urban problems. The same successful managerial techniques which have been applied to our businesses must be brought to bear when dealing with our social problems. These responsibilities cannot be left solely to the public sector...."

Walter Reuther, president of the United Auto Workers, said that, to solve its problems, "America must look within itself. When faced with the challenge of war, no one would suggest we meet it with half-way measures." The nation, Mr. Reuther said, needs a "grand alliance by men and women of good will."

Dr. Martin Luther King, a steering committee member who was unable to attend the Convocation, instead sent a telegram calling it "clearly the most realistic, relevant, and moral response yet to emerge

to the grave domestic crisis of which we have been made so painfully aware this summer."

The steering committee statement approved by the Convocation was hammered out by its members in a four-hour meeting Wednesday night. (Full text attached.)

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URBAN AMERICA INC.
1717 Massachusetts Ave. N.W.
Washington, D.C. 20036
(202) 265-2224

URBAN AMERICA ACTIVITIES: Business and Development Forums

The Business and Development Forums serve as a vehicle through which Urban America seeks to inform and update corporate executives and developers to the needs of the urban community and the opportunities for profit, as well as social contribution through private involvement in urban development. Initiated in 1965, the Forums are a continuing series of conferences which focus on both physical and economic development. Among topics examined in earlier sessions:

Development Forum-1, August 1965, Denver, Colorado -- Redevelopment Roundtable

Development Forum-2, January 1966, Honolulu, Hawaii -- Residential-Commercial Redevelopment

Development Forum-3, January 1967, Boca Raton, Florida -- Business Innovation and the Urban Revolution

Development Forum-4, January 1968, Columbia University, New York -- Public-Private Partnership

Development Forum-5, October 1968, University of California, Berkeley -- A two part program: The corporate role in Corporate Aid to the National Housing Partnerships; and Corporate Aid to Minority Entrepreneurship

Development Forum-6, scheduled for April 21 and 22, 1969, at Columbia University, will focus on the profit potential for corporate investors in developing rental and ownership housing for low and moderate income families under the 1968 Housing and Urban Development Act. Two model cases will be presented: One under Section 235 (home ownership) and one under Section 236 (rental housing). Computer printouts on the two projects will illustrate costs -- land, labor, money and materials -- and the potential overall return to the investor, who takes full advantage of financial inducements in the 1968 Act.

Development Forum-7, slated for October 9 and 10 , 1969, will consider the problems and yields related to the development of "new towns." The University of California at Los Angeles will serve as a co-sponsor of the Forum, which will include an on-site inspection of Westlake Village.

In January 1970 Development Forum-8 will meet in Mexico City to discuss "New Technology in Housing Construction." A variety of techniques which have been used abroad, as well as some which are being tested in the United States will be reviewed.

Director of Development Forums
Urban America, Inc.
1717 Massachusetts Avenue, N.W.
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News
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FOR IMMEDIATE RELEASE

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J. Wm. Bethea

URBAN AMERICA MAKES STAFF APPOINTMENTS

Three new staff members have been appointed to the Nonprofit Housing Center of Urban America Inc., William L. Slayton, executive vice president, announced today.

Lewis L. Douglass, deputy executive director of the Bedford-Stuyvesant Restoration Corporation, Brooklyn, was named deputy director of the Housing Center; Larry M. Lefkowitz, director of land disposition, Pittsburgh Redevelopment Authority, was appointed Northeastern regional direct; and Norman J. Jacques, former Rhode Island State Senator, was named director for state and local housing development corporations.

As deputy executive director of the Bedford-Stuyvesant Restoration Corporation, Douglass was responsible for the development and administration of economic development, housing, employment and manpower training programs.

Prior to his experience in Bedford-Stuyvesant, Douglass served as a trial attorney for the Interstate Commerce Commission, and as an assistant United States attorney in the Eastern District of New York. He also served as the vice president and treasurer of the Brooklyn branch of the National Association for the Advancement of Colored People (NAACP).

(more)

As land disposition director, Lefkowitz was responsible for all real estate marketing of the Pittsburgh redevelopment agency. He also worked on Federal housing programs with principal emphasis on technical and organizational assistance to nonprofit groups in the area of low and moderate income housing.

Jacques, who was defeated in the November election for a seat in the U.S. House of Representatives, was a proponent of Model Cities legislation for Rhode Island during his terms of office as a state senator and as a member of the Rhode Island House of Representatives. He sponsored or co-sponsored legislation concerning fair housing, medicare, increased state aid to education, a state-supported loan program for college students and establishment of a vocational school.

The Nonprofit Housing Center was created in 1965 under a Ford Foundation grant to provide technical assistance to nonprofit sponsors of low income housing, and to assist communities in creating nonprofit housing development corporations and revolving loan funds. In 1968, the Center assisted nine communities in organizing such corporations.

Urban America Inc. is a Washington-based nonprofit organization concerned with improving the quality of life in the nation's cities. It was formed in 1965 by a merger of the American Planning and Civic Association and the ACTION Council for Better Cities.

# # # #

3/13/69

URBAN AMERICA INC.
1717 Massachusetts Ave. N.W.
Washington, D.C. 20036
(202) 265-2224

To meet the challenge
of the 1968 Housing Act

...Urban America Inc. is expanding its services to nonprofit housing sponsors, assigned a significant role in reaching the Act's production goal of 600,000 low- and moderate-income units per year. Enclosed is an announcement of a series of nationwide seminars to be conducted by Urban America's Nonprofit Housing Center, a new brochure outlining the center's services and an announcement of staff additions.

But achievement of this goal requires more than new techniques, as was made clear in One Year Later, the anniversary assessment of the Civil Disorders Commission's report published by Urban America and The Urban Coalition in March. Meeting the housing and other needs of the urban poor will require, in the words of One Year Later, "changes in national priorities, programs, and attitudes."

The central purpose of Urban America is to help bring these changes about, in both the private and public sectors of national life. You are invited to join in this work by becoming an Active Member, if you are not already on our membership rolls. A membership application is enclosed for your convenience. (Use it to sign up a business associate if you are already a member!!) Among the benefits of membership:

1. Every two months you will receive CITY, Urban America's unique and highly regarded magazine, and every month the news supplement to CITY, the Chronicle. Both are produced by the same editorial and research staff that prepared One Year Later. You can also subscribe to the monthly Architectural Forum at a special member's rate.

2. You will also get, without charge, special publications such as One Year Later and the forthcoming compendium on national housing policy "The Ill-Housed." IF YOU RETURN THE MEMBERSHIP FORM IN THE NEXT 30 DAYS, WE WILL INCLUDE A FREE COPY of One Year Later in the first mailing to you. (A copy has already been mailed to you if you are a Voting Member.)

3. You will get a special reduced rate at all Urban America sponsored meetings -- housing seminars, business and development forums, the annual meeting, etc. For its annual meetings, Urban America uses a different city as a laboratory of urban problems. This year the sessions will be in Boston, May 19-21, with Urban America's examination of problems and progress of that city to be aided by Mayor Kevin White, Governor Francis Sargent and Robert Wood, head of the Harvard-MIT Joint Center for Urban Studies.

4. You will be eligible to take part in Urban America's yearly special urban development study tours of Europe. This year's Spring tours will begin soon after the annual meeting (May 24 and 31), and the itinerary includes the new communities of Harlow, Stevenage and Welwyn Garden City near London; Vallingby, Farsta and Skarholmen near Stockholm; Tapiola near Helsinki; new areas near Leningrad and Moscow and Sarcelles and Massy Antony near Paris. Cost: $765, which includes round trip jet air fare from New York to Europe and all other air travel in Europe; overnight ship passage from Stockholm to Helsinki; airport-hotel transfers; hotel accommodations (two in a room), two meals a day (three per day in the Soviet Union) and sightseeing tours.

The most significant aspect of membership in Urban America, however, goes beyond these benefits. As a member you will be part of a continuing movement to improve the quality of life in urban areas -- the nation's most pressing task.

APPLICATION

HOUSING INTERN TRAINING PROGRAM

DATE _____

Foundation for Cooperative Housing
1012 - 14th Street, N.W.
Washington, D.C. 20005

Urban America, Inc.
1717 Massachusetts Avenue, N.W.
Washington, D.C. 20036

Name _____
Last First Middle Age Sex

Residence Address _____
Street City

_____
State Zip Code Phone

Height Weight Color of Hair Color of Eyes

Date of Birth Marital Status Number of Dependents

EDUCATION	NAME AND LOCATION OF INSTITUTION	YEARS ATTENDED	DEGREE	MAJOR COURSE OR SUBJECTS STUDIED
HIGH SCHOOL				
COLLEGE				
GRADUATE				
TRADE, BUSINESS OR CORRESPONDENCE SCHOOL				

SUBJECTS OF SPECIAL STUDY OR RESEARCH WORK

FOREIGN LANGUAGES SPEAK READ WRITE

MILITARY SERVICE _____ PRESENT DRAFT STATUS _____

EMPLOYMENT AND/OR VOLUNTEER COMMUNITY SERVICE ACTIVITIES

DATE MONTH AND YEAR	EMPLOYER, ORGANIZATION OR PROGRAM	SALARY IF ANY	POSITION OR ACTIVITY	REMARKS
FROM TO				
FROM TO				
FROM TO				

REFERENCES: GIVE BELOW THE NAMES OF TWO PERSONS NOT RELATED TO YOU WHOM YOU HAVE KNOWN AT LEAST ONE YEAR.

NAME	ADDRESS	BUSINESS	YEARS KNOWN
1			
2			

LIST ANY PHYSICAL DEFECTS _____

IN CASE OF EMERGENCY NOTIFY _____

NAME ADDRESS PHONE

I am applying for a full fellowship. However, if necessary I will be sponsored by:

_____

ORGANIZATION TITLE ADDRESS

While I understand that I will have an opportunity to request a specific location and type of specialty for my on-job training, I agree without reservation to accept the final location as determined by the Executive Director.

_____

DATE SIGNATURE

In your letter transmitting this application for intern training describe the experiences which influenced your choice of vocation and state clearly what you would expect from the training program should you be selected as an intern. Mail your application to:

Director of Intern Training Program
Foundation for Cooperative Housing
1012 - 14th Street, N.W.
Washington, D. C. 20005

A·I·A Journal

9-65

WAR ON COMMUNITY UGLINESS

FIVE PHASES OF BATTLE

1 Beautifying the community with trees and plants, while very desirable, is a small part of community design. We will have livable cities only if we take the same hard-nosed attitude toward the use of land that our forefathers did in many of our early towns.

—MORRIS KETCHUM JR., FAIA
President of The American Institute of Architects

2 The question for architects and landscape architects is not the topical one, "Who is responsible for ugliness?" but the ever-present one, "Who is responsible for design?"

—ARCH R. WINTER, FAIA

3 During the next year it is essential that our detailed plan for a long war be refined and made evident to the public as well as our own members. We have a popular crusade; we have the capability of sparkplugging a successful effort; and the good of the country demands victory at whatever cost.

—ROBERT L. DURHAM, FAIA
Chairman, Commission on Architectural Design

4 Everywhere, responsible people believe things have gotten out of hand. But they look to New York as the symbol of what Western civilization is trying to do, as the modern city.

—JEAN GOTTMANN
Author of "Megalopolis"

5 It [second Columbia Conference] opened up a whole new range of prospective *Atlantic* authors. . . . And, perhaps more importantly, it aroused me from an attitude of complacency and indifference to the enormous and continuing problems of the city.

—ALFRED HARRISON
Associate Editor,

MORELAND GRIFFITH SMITH FAIA
38 PEACHTREE CIRCLE, N. E.
ATLANTA, GEORGIA 30309

WAR 1

A STRATEGY BRIEFING

What Is This Quest for Beauty?

THE American Institute of Architects is engaged in an all-out war to confront spreading ugliness of American cities, but what is the raison d'être? Outgoing President Arthur Gould Odell Jr. FAIA, at the 1965 convention's annual dinner, succinctly explained that objective when he told his colleagues: "Architects, of course, have always been the designers of our new towns and cities. They must involve themselves in political affairs, struggle against the makers of ugliness, and make it clear to the ordinary citizen that he can have a better city and a better life if he will just demand it."

The next question then: How do we translate "a better city and a better life" into a meaningful phrase? Let's take a look at Detroit, for example—a good case in point because the city, its mayor and its citizens received the first AIA Citation for Excellence in Community Architecture (*see* the June AIA JOURNAL) for "their vision in implementing a comprehensive plan for the central 30 square miles which will transform and revitalize this great metropolitan region."

On a recent visit to the Motor City, the writer had occasion to spend some time with a young minister who has heard about the war and the citation; he feels that architects and planners are often insensitive to human needs. The physical shortcomings are, after all, the most tangible and the easiest to correct.

But good planning and money alone will not remove human ugliness, this youthful man of the cloth reminds the profession. He knows of what he speaks, for he lives in and serves an inner-city neighborhood where people of varying race, color, creed, national origin, social, cultural, educational and religious backgrounds find themselves compressed. They live in homes and apartments owned largely by absentee landlords. We must find a way, he warns us, to motivate these people to want a great environment.

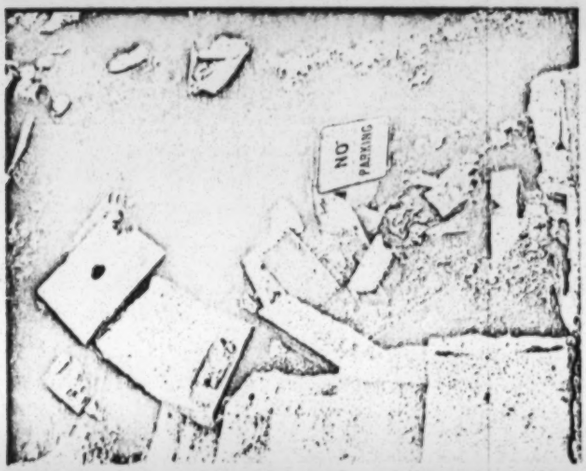
The young clergyman is convinced that driving a bulldozer through such neighborhoods, and building low- and high-rise apartments at rents that range from $150 to $300, will not solve this community problem either. Solutions do not come easily, he admits. Currently he is the president of the West Central Organization, an equally youthful, militant unit whose "purpose is to coordinate the efforts of civic, religious, business and other community groups and work together for the improvement and enrichment of life in our modern urban society."

One of its chief projects is aimed at the razing of abandoned houses, a campaign which reached an emotional peak when three small boys were burned to death in just such a structure. Said the *Detroit Free Press,* a strong supporter of the movement, in a recent report:

"Between March 6, 1965, when the city's Dangerous Building Ordinance was passed, and June 1, 1965, Detroit demolished 1243 unsafe buildings—not including urban renewal project demolitions. Twice that number—2401—are awaiting removal proceedings."

As one drives around Detroit, he sees the same chaos that dots the cityscape across the land. All the familiar ingredients are there: the used-car lots ablaze with multicolored banners; the shuttered theater with its "Post No Bills" declaration; the fire-sale "Best Deal in Town" announcement; and the companion selling-out "Save on Appliances" pronouncement.

But in traveling about town, one also sees concrete evidence of the urban design plan at work: in Lafayette Park, Detroit's first major effort at private redevelopment of blighted land for residential use, and in the cranes and hard hats on the



scene at several other sites—the Medical Center, University City, West Side Industrial Project, Kern block renewal—in various stages of progress.

As AIA President Morris Ketchum Jr. FAIA puts it, "There is a 'hunger in the land' for orderliness and beauty, a hunger reflected in the deep interest shown by city, state and national governments in creating a better physical setting for the lives of our citizens. It is our evident and urgent responsibility as architects to help provide the answers to that demand."

The role of the professional, then, must be much more basic than planting trees and flowers, eliminating billboards and neon signs; these things are not enough. Last fall, in formulating a positive counterattack of architectural and urban design, the Institute emphasized five elements which are essential in any civic improvement undertaking:

• *Citizen participation* means the active support and involvement of the people of a city or town.

• *Government action* means that governments must first of all care about civic improvement.

• *Professional competence* means that architects, planners, engineers, landscape architects, city managers, sociologists, educators—all those who speak out and act from professional platforms and address themselves to the problems of the city—must be up to the job.

• *Competent city management* means a good building code which is well administered, competent civic housekeeping and efficient administration of the city's building agencies.

• *Proper financing* means an obligation of the city as well as private enterprise to budget wisely.

The program, of course, must sift down to the regional and then the chapter (community) level. The challenge calls for a coordinated attack in such a way that the architect marshals the strength of allied professionals and enlightened civic leaders.

So, what about Detroit? President Louis G. Redstone FAIA explains that his chapter has not appointed a special committee for the war effort, but "several others have made it their goal to make our city a better place in which to live.

"The civic design committee has as one of its main objectives the creation of a Detroit Municipal Art Commission, which would have a legal status in planning of major public, civic and even private building projects. The commission, it is hoped, will be similar to the one established in Seattle (*see* the January AIA JOURNAL). The civic design committee is consulted on projects within the central business district and also on public projects throughout the city."

Redstone echoes the sentiment "that physical changes alone will not win the war; social and economic factors are just as important."

In the final analysis, it all gets back to the individual practitioner, acting for the community as a whole, as outgoing President Odell explained: "There are undoubtedly as many incompetent architects as there are incompetent lawyers, doctors, engineers or policemen. But there are many competent architects too. Some excel in design, some in administration and some at coordinating the specialized talents and activities of others.

"Fundamentally, the architect is a generalist. We have never needed competent generalists as much as we do now. Without them, the specialists—each assiduously working away at his limited task of laying concrete, building machines or stringing wire—will ruin us all."

President Ketchum has dedicated his administration and himself to that very cause. But even the azaleas which Mrs. Lyndon B. Johnson planted in the nation's capital have not thrived as they should, either because they did not take root or were not cared for properly. For the Institute, for the profession at large and for every architect, the moral is obvious. ROBERT E. KOEHLER

Who Is Responsible for Design?

BY ARCH R. WINTER, FAIA

The author calls this a minority report, insofar as current views of urban design are concerned. The article dissents from much of what is being proposed for abolishing ugliness and achieving beauty in cities. Yet, instead of discouraging this new attention to city design or disparaging the campaigns to improve city appearance, it seeks a more substantial premise.

THE ISOLATION of ugliness as an evil in itself and the wide public interest in it is relatively new. It began in earnest about four years ago, with the New York Chapter AIA's "First Conference on Esthetic Responsibility." This one-day meeting was so lively as to receive the probing attention of the *New Republic* under the heading "Ugly Day at the Plaza."

Since then, ugliness has become a popular whipping boy. Professional journals castigate it; seminars are devoted to it; books are written about it. Is has reached the tabloids, where it comes profusely illustrated with pictures of billboards, electric power poles and wires, and used-car lots. Schemes have been formulated to take down overhanging signs (though few have actually come down) or to fit them all into block-long bands flush against the facades. Other schemes would cover the upper parts of old store fronts with terra cotta grills or anodized aluminum screens. This is a catchy Sunday-supplement sort of thing, particularly when it comes with smart sketches and retouched but recognizable photographs. These constitute, however, a small part of the remedy. Most of the time, the city scene would be ugly even without the claptrap. Beauty is not merely leaving out signs and power poles; nor is it produced by making old windows with sun screens or hiding automobile wrecking yards with facades of greenery.

Second thoughts suggest that visual chaos is the natural reflection of deeper confusion. It is not the result of lack of attention to appearance, but the consequence of neglecting design in city building, a far more sinful omission. It follows, as the aim is to reshape the urban environment, that this will have to be done, not by face lifting or superficial glances, but through design that is based on ideas and derived from concepts.

In 1924, under the chairmanship of Clarence Stein, AIA Gold Medalist, and with the help of Lewis Mumford, the AIA Community Planning Committee issued a monumental report on the state of town planning and the responsibility of the architect for it. Choosing between planning suggestions that "might be called superficially constructive suggestions and fundamentally constructive ones," the report did not hesitate to take the latter. It said, significantly, that this kind of fundamental planning, "Confronted by a congested traffic avenue . . . examines the alternatives between widening the roadway or creating, let us say, a new center of business which will divert the stream of vehicles." The illustration is so simply put, so understated, that one scarcely realizes that what is being advocated is nothing less than complete and comprehensive city design.

Today's AIA urban design effort is also concerned with the planning that gives shape and form to cities. Likewise, the American Society of Landscape Architects is more concerned with the place of design in planning than with screening unpleasant views, whether of bad architecture or of junkyards. As Grady Clay expressed this concern in a *Landscape Architecture* editorial last fall, "You cannot separate 'design' from 'plan,' nor apply good design like lipstick. The esthetic approach is a way of arriving at thoughtful decisions."

But the insistent urging to do something quickly and clear away urban clutter impels even trained designers toward that very superficiality which the AIA Community Planning Committee warned against. The decisions on whether to widen the

street or divert the stream of traffic are left to highway engineers, while we draw a plan to close off streets, plant trees and install sidewalk cafes.

However much we deplore this kind of "urban-redesign," it has become high fashion. It's easy and it's fun. But enthusiasm for easy esthetic effect is blind to its fatal shortcomings: that it does not get at the real problem and therefore is unlikely to come to much beyond pleasant decorative frills. Worse, when it fails, it discredits the more fundamental design, the design that is—or ought to be—an integral part of planning.

Among professional planners too, urban design is being discovered with spell-binding fascination. Like a new-found ancient artifact, it is being deciphered, discussed and defined in planning circles. One lofty definition called it: "attention to the perceptual elements of the urban environment" but cautiously limited its scope to "the kind of experiences that enhance and enrich daily life rather than those which provide mundane information." This must have been a nondesigner's definition; for no designer is going to exclude the utilitarian from his interest.

A recent study suggests that a city's master plan contain a component called the "design plan" as a companion to the "land use plan" or to the "major street plan." Design is a part of what is termed "the planning process," but it has a separate identity. Focusing attention on design is important, but it cannot be divorced from its subject material. The whole problem is wrapped up in a single statement: "The making of the municipal design plan, like the making of the whole master plan, is a creative process requiring professional skills and techniques."

It is discouraging to turn and find planners, architects and landscape architects embracing, or at least accepting, that design, if not cosmetic, is at least a thing apart—a sort of icing or a dessert separate from the "mundane" staff of life. Nothing could be more false.

In Atlanta, members of the Georgia Chapter AIA studied a suburban section of the city, the Buckhead area, to see what a "design plan" could accomplish. What the study accomplished was a scheme for redeveloping a business center and a nearby residential district. But it went at once—and quite rightly—into questions of land use and circulation to demonstrate that if these elements are well organized, and if buildings are well placed and uncrowded, good design results. Inadvertently perhaps, but conclusively, the study demonstrated that design cannot be divorced for a single moment from its planning subject.

What, then, is the place of urban design, and how is it related to the other aspects of city planning? The answer lies implicit in the name. Its function is the same as that of design without the qualifying adjective: to organize the physical elements for the city's activities and its circulation. In a large city, this can be a complex and difficult task and one that extends from the first studies to the final stages of implementation. But in concept as in fact, the purpose and the place of design in the entire process remain simple. For instance, if design solves the problem of relating urban activities (land uses) to circulation and communication, it will very likely be successful urban design. There is a good chance that pleasing appearance will follow, not automatically, but because, at every stage, the three-dimensional end result will have been in mind.

Urban design, like architectural design, is also a pervasive force that goes beyond the boundaries of its own land. For instance, it should be uppermost in mind during such data-gathering activities as terrain and topographic studies or the "visual survey." The latter itself should be a part of the overall physical conditions and not an analysis of appearance segregated from its subject. Design lies at the very beginning of the process of industrial locations, say, or of street and highway placement.

Fluency is another earmark of urban design. It flows through the whole process of providing accommodations for the activities of the city and their linking circulation. Needless to say, it is present in any consideration of buildings and other structures.

Finally, urban design is a constant factor. It cannot ever really be absent. It is always there, good or bad and inescapable. The point is to realize this fact and, with equal parts of sensitivity and firmness, to draw its potentialities to their highest point of achievement. In this view, good urban design is no different from good building design. Both reject the notion of treating appearance alone and insist on concerning themselves with organizing the functions and arranging their accommodations. They reject the "superficial" solution in favor of the "fundamental" one.

While the nature of city planning is no different now than when the AIA Community Planning Committee made its diagnosis in 1924, the considerations that lie behind urban design and the activities to be organized today are vastly more complex. There is the apparently limitless increase in private automobile transportation and other important factors to be reckoned with: far-reaching power grids and instantaneous communication, home ownership and septic tank subdivisions, geometric population progression, industrial automation and installment living, government financing of private enterprise, especially

that unrugged segment so concerned with land exploitation.

City planning, even where it is well conceived and strongly supported, is finding it difficult to cope with these forces. Government financial aid abounds, but it does not buy the ideas that are needed. And, despite their mystique, those handy helpers, the computers, really do not have much originality.

The answers to many questions may be found outside design. Taxing policies, for example, might be used to promote the best use of land. Raising the income of poor families, whether through the Federal poverty program or otherwise, holds more promise for eradicating slums than any amount of land clearance.

There is one problem, however, that might find the major share of its solution on the drawing board of design. This problem is that of circulation, which in our time and for all but the largest cities means private automobile transportation. But a major difficulty has come up in this respect. Street planning has traditionally been a part and parcel of town planning. However, this part of planning became separated and responsibility for it transferred to central state and Federal bureaus. There, traffic counters and origin-destination surveys revealed the obvious: that the amount of traffic was heavy and getting heavier, while the surveys brought out the fact that 85 percent of motorists were going to, or returning from, the center of the city. What to do about this? The answer was given on a suitably grand scale. A glance at the map will show how well integrated the highway system is as a national transportation network and how poorly it is integrated with the cities through which it passes.

Freeways have not only fallen short of solving the circulation problems, but on the contrary, they have often intensified congestion. The fault and the failure of the urban freeways in most cases come from their having been planned not as streets but as highways, almost independently of the urban activities they were intended to serve. *Urban* highway location should be a part of *urban* planning and consequently a part of comprehensive city design. Up to now, it has not been.

The difficulty has by no means ended here. Another planning activity, in which design is either largely breach-honored or dealt with in a minor way under such headings as "street furniture" or "appearance control," is urban renewal. Yet, especially in the Federal urban renewal program, urban design could find one of its more rewarding fields. For, if renewal is to create permanently useful and attractive districts for city life, it must be done under the discipline of city planning—planning that organizes in a comprehensive design all the physical elements of a particular environment. In other words, renewal ought to be simply a means of carrying an ably conceived city plan.

Lately, urban renewal has been concerned with historic preservation in downtown districts. Hardly anyone will disagree with the motive of historic preservation, especially when it promises protection of important works of architecture. But just as urban design is sometimes reduced to mere appearance control, historic preservation is often distorted to mean architectural conformity. Too often, enthusiasm for preservation spills over into a reforming zeal for regulating style.

Take, for instance, a new three-story office building to be constructed in an upper South state capital. The architectural review board charged with preserving the city's historical and architectural heritage approved the plans only after they complied with its requirements. Among others, the board had required "real, rather than fake shutters." The newspaper reporting this quackery added that the colonial style office building with the real shutters would replace a landmark house built in 1816 and once the home of a distinguished U.S. senator.

Such perversions of historic preservation and design into the shallowest parodies of their intentions are not unusual. Like urban freeway planning outside the context of city planning, they are typical enough to be a warning to those who are seriously concerned with design.

It is possible to renew and rebuild without losing the feel of an era and without copying its architectural style. Philadelphia's Society Hill renewal project does just that. The townhouses clustered at the foot of a group of apartment towers announce frankly their newness. Yet in their use of materials and texture, color and form, and in their scale and setting, they fit congenially and with distinction into their 18th century surroundings. In buildings and cities as in people, individuality does not need to be arrogant, nor originality be coarse.

The place of design in planning for the foreseen urbanization is a tremendous issue. Some idea of the size of the demand for city planning and its critical component, urban design, can be gained from the growth projected for the nation, a growth that will call for city building equivalent to all that exists today. As the AIA has stated it, we must build a "second United States."

With this prospect, the question for architects and landscape architects is not the topical one, "Who is responsible for ugliness?" but the ever-present one, "Who is responsible for design?" ■

Adapted from an address given at the Senior Honors Banquet, Ohio State University, sponsored by its student AIA chapter.

WAR 3

AMMUNITION SUPPLIES

How Should the Community Be Involved?

WHEN THE City of Eugene, Oregon, was honored with a citation for Excellence in Community Architecture last month, it became the third to receive the newest, broadest and one of the most important Institute awards—certainly a potent weapon in the current war.

Within the next six months, 11 similar citations will have been made. Shreveport, Louisiana, and Detroit (*see* the June AIA JOURNAL) were the first two cities selected in the program established by the Institute's board of directors in January.

Like most professional organizations, the AIA has a host of awards it gives annually to outstanding individual practitioners and related design professionals. Chief among them is the Honor Awards program, the "Oscars" of architecture. Implicit in the recognition of the architect is equal credit to the client who insisted on outstanding design.

But the new program, administered on a regional basis, honors literally millions of clients, the taxpayers in cities having planned projects which "successfully realize the objectives of creating vital environments for the core of American cities."

Under terms set up by the directors, a project to be considered must be planned and approved, under construction or completed, so that "every valid step toward the realization of creative urban environmental architecure may be recognized and its sponsors encouraged to proceed with its completion."

The AIA Commission on Architectural Design, through its Committees on Urban Design and Esthetics, is responsible for searching out, evaluating and proposing suitable projects in each of the 17 Institute regions for citations. The regional director in each case makes the nomination to the national board after it has the approval of the AIA chapter located nearest the project.

In further specifications, the board has asserted that only projects which recognize the need for separation of pedestrian and motor traffic, integration rather than separation of human activities, and the need for overall traffic planning to serve the project and its surroundings should be considered for an award.

The public relations potential of such a comprehensive program is great indeed. Look at Shreveport, for example. The director presented citations to the president of Downtown Shreveport Unlimited, an organization of businessmen supporting the plan, and to the architect consultant (author of the preceding article) during the regional convention in Biloxi, Mississippi. At the same time in Shreveport, the director's partner presented the award to Mayor Clyde E. Fant at the annual banquet of the Louisiana Municipal Association, attended by some 900 officials from throughout the state.

In Detroit, Mayor Jerome P. Cavanagh, upon accepting the citation at the Michigan regional convention held in the Motor City, helped to focus attention on the award with a carefully thought-out statement, which said in part:

"We must plan and design for a people in a vibrant, urban society. The architect will continue to play a leading role in developing the Great Society, the city of promise, if he keeps in mind as all of us must, that the human being is the most important element in art and in science.

"And a truly creative architect cannot turn from his fellowman—from his needs and aspirations—and expect to fulfill his own potential. Fortunately, for Detroit and for America, most of your profession are well-rounded men: men who recognize their responsibilities as well as their talents. The rest of us depend upon you. We need your help in making our cities and our world a better place in which to live. We appreciate what you already have done for us. We look forward to working with you even more in the future."

When one realizes that the same kind of enthusiasm is to be generated in cities in all parts of the land, the impact of the program becomes readily apparent. As Commission Chairman Robert L. Durham FAIA puts it, "A project so honored serves to illustrate John Ely Burchard's article in the AIA JOURNAL (*see* "Some Antidotes for Ugliness" in April) in which he pleads that what we need are better examples of urban architecture in this country in a number of different categories so that the populace can see the difference between the good and the bad."

The community citations program, however, is just one phase of the ammunition, material about which has been compiled in a "Weapons" book distributed to every AIA chapter president. Other significant items:

• *"No Time for Ugliness" film*—Now being distributed, copies of movie No. 1 already have been purchased by 60 chapters. Viewers at each showing will be given a brochure entitled "No Time for Delay," suggesting steps they can take in their own communities (examples below).

• *Silent, 54-frame color filmstrip*—Used primarily in social studies, history and art classes of secondary schools, "Our Alabaster Cities" is accompanied by an explanation and text. Estimated presentation time: 25-30 minutes.

• *"No Time for Ugliness" brochure*—The 11x14-inch piece, also carrying the film title, has been prepared for government officials and other decision-makers. It closes with a plea for action: "What can *you* do? The situation isn't hopeless. The same dedication and ingenuity that built Greece 2500 years ago and is hurling tons of hardware at Mars today can surely eliminate the ugliness of the American city."

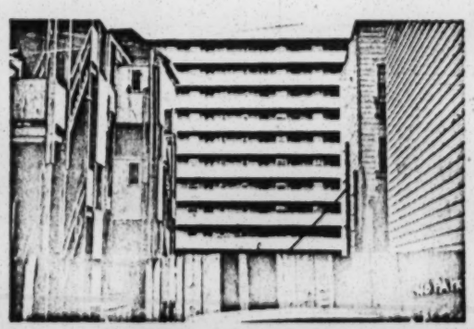
• *Inventory of community environment*—Good and bad examples are tabulated in a list which includes views and impressions, sidewalks, signs, billboards, public buildings, etc.

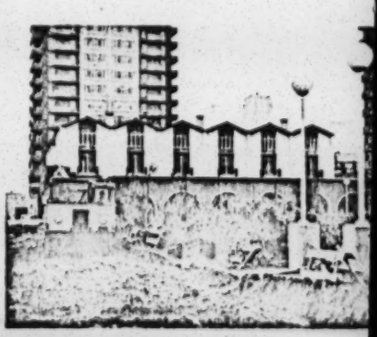
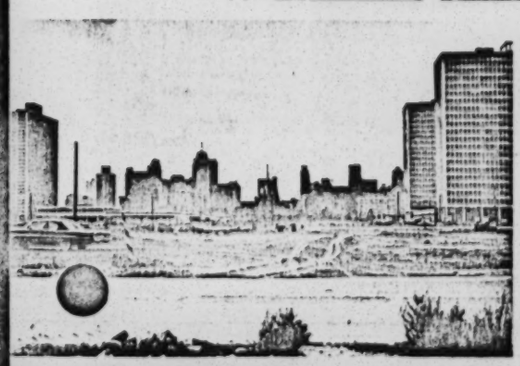
• *Survey of historical buildings and sites*—The objective is to preserve for posterity and to endow with new meaning and vitality as many structures, groups of structures or monuments as possible that have architectural and/or historical value.

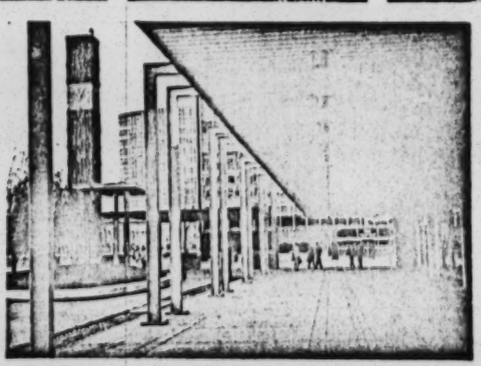
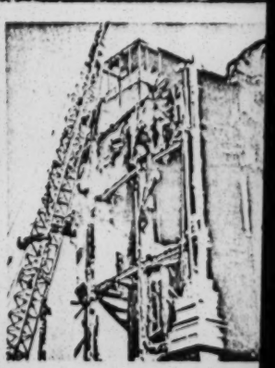
• *Design concept seminars*—Conducted at the chapter level, these sessions give all members of the profession an equal opportunity to participate in this analytical and self-improvement program.

• *Esthetic responsibility seminars*—Sixteen have been held on the regional level in the past two years, but they are now being promoted on the community level so that the practitioners and civic leaders can get together to discuss what can be done to help fight the cause.

• *Urban Design Worksheets*—This series gets underway in the current issue, while the preceding 12 JOURNAL articles will be available in book form during the fall—all to help the architect achieve the "realization that his responsibility is not just to each individual client, but to the entire community and to all its people." ■



WAR 4

FRONT-LINE OPERATIONS

Where Are Some Signs of Progress?

THE URBAN PATTERN of New York is in a state of constant evolution. The magnitude of its problems in terms of population, deterioration of neighborhoods, shifts of centers and the magnificent scope of its building operations make it one of the most complex and contemporary cities in the world: a city, then, which surely is worth observing in terms of the current crusade. These operations appear isolated, being in the main, left to an initiative motivated solely by the laws of supply and demand, without subscribing to a coherent overview of the city.

The inefficiency of these operations is due, not so much to laissez-faire patterns as to programs expediently launched under diverse and independent controls. These controls, more often than not, are antagonistic and competitive; particularly within the current planning framework of the municipal government. Thus Traffic Commissioner Barnes will successfully bid for two city parks to provide the city with underground garages at the expense of the Park Department, while over the objections of the City Planning Commission, a police headquarters building slated for the proposed civic center is assigned by the Site Selection Board to another location simply because the latter was available.

The multiplicity of controls, each with its own set of priorities, makes New York difficult to deal with in terms of urban design. New York is a series of submaster plans; its precarious unity is retained to a certain degree only by the rigidity of its gridiron structure.

These plans, these new centers, include municipal endeavors such as the creation of a civic center or the renewal of Manhattan's West Side; quasi-public projects such as the proposed World Trade Center; and audacious projects under private initiative of large corporations or labor unions such as new headquarters for General Motors or Litho City. Even within an unfavorable planning climate, these examples indicate the degree to which progress is attainable by bold undertakings and planning experiments. These are the needed first steps in a logical progression toward a master plan for the future development of the city.

West Side Urban Renewal—In the planning stage since 1955 and launched in 1962, this program has become a 20-block laboratory to test new tools and try new approaches to urban renewal. Combined with the conservation of buildings in good condition and the rehabilitation of marginal ones, approximately 7500 dwelling units in four low-income projects and four middle-income cooperatives will be provided along with luxury-housing units. Known as "vest-pocket" projects because of their moderate size and relatively small sites as opposed to the superblock development used until now, these projects were scheduled for construction to avoid large scale relocation of the present inhabitants of the area—the first phase being the construction of the four Housing Authority projects now nearing completion.

The planned integration of various economic groups within the area bounded by 87th and 96th Streets, Central Park West and Amsterdam Avenue features a new experiment. A maximum of 20 percent of the middle-income units will have "skewered-rentals" in which low-income families will pay public housing rentals, the difference being subsidized by the city or state. These rentals will go up as the income of the family increases.

These two major innovations reveal an anxious search for new ideas and an attempt to soften the impact of renewal on the social and economic life of a community. The vest-pocket concept was an expensive experiment which has proved its practical feasibility. The deteriorated portions of a city block are replaced, but the block's still valuable private housing and commercial structures are retained or rehabilitated. Mass relocation is avoided and the positive features of a neighborhood and architectural diversity are preserved. Vest-pocket

sites have allowed the financial participation of local citizens, business groups and community organizations such as the Goddard Riverside, the Riverside Neighborhood Assembly and other philanthropic and religious groups.

A Civic Center for New York—Proposals for a cohesive civic center plan of approximately 60 acres were developed by a mayor's civic center committee assisted by traffic and architectural consultants (Max Abramovitz FAIA, Simon Breines AIA and Robert W. Cutler FAIA). An important part of the city's efforts to rehabilitate lower Manhattan, the ABC plan would consolidate various existing and projected Federal, state and municipal buildings into a unified center free of vehicular traffic. For convenience, the center was divided into three areas.

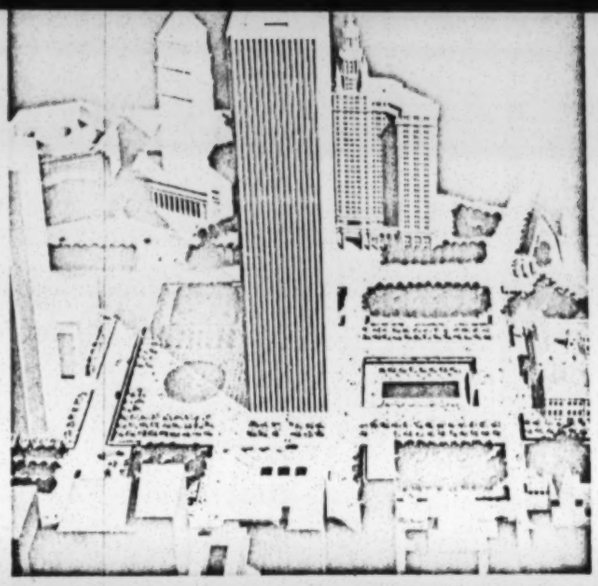
Plans for Area 1 currently being prepared by Edward Durell Stone FAIA and the firm of Eggers & Higgins propose a 52-story tower with 892,725 square feet of office space fulfilling the functions originally assigned to two buildings under the ABC plan. The open space of the new scheme is divided into landscaped perimeter parks, recessed courts, a mall and plaza with reflecting pools, a treatment criticized recently by various architects who feel that the new structure "should be handled less as a tower and more as a wall" to define a central open space.

Area 2 of the center, immediately north of the new municipal tower, was assigned to a 41-story Federal office tower and its U.S. Customs Court. In the ABC plan, the consultants had recommended the shifting of the tower west toward Broadway and the Court annex to Worth Street, the area's northern boundary. This shift was again requested recently by the Architects Council of New York in view of the extension of the old site to Broadway, but so far without success.

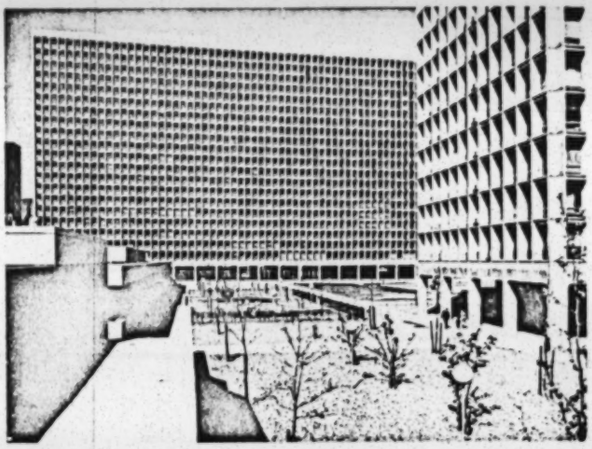
In Area 3, north of Worth Street, sites have been assigned for various civic buildings. This area would extend to the proposed Lower Manhattan Expressway.

The World Trade Center—In accordance with legislation enacted by the states of New York and New Jersey, the World Trade Center whose twin towers will soar 110 stories, 1350 feet, above a 5-acre open plaza will be built on a 16-acre site bounded by West, Barclay and Vesey, Church and Liberty Streets, on the lower west side of Manhattan. It is expected that 50,000 people will work in the Center, which will also accommodate approximately 80,000 daily visitors. The construction, the cost of which is estimated at $350 million, will be financed by the Port Authority on a self-supporting basis.

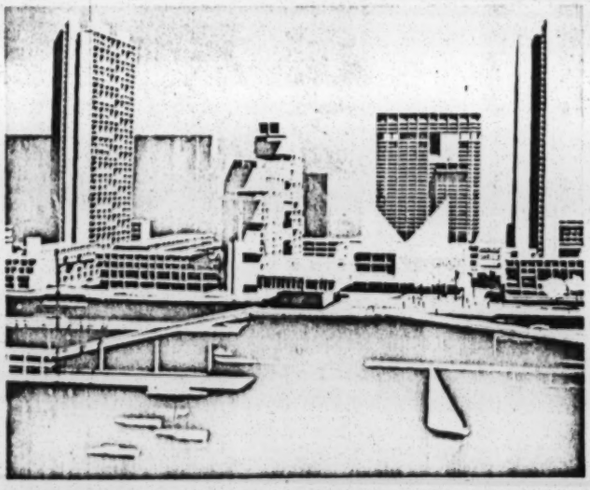
The main objective of the Center is to consolidate into one headquarters all governmental and private services essential to the movement of international trade and indispensable to the processing and financing of international commerce. This concentration will include government trade agencies such as the U.S. Bureau of Customs, transportation carriers, foreign consulates, commercial attachés, international banks and private concerns engaged in the import-export trade of world markets. In addition, a world trade institute and an



Progression toward urban order: The Civic Center



Progression toward urban style: Kips Bay Plaza

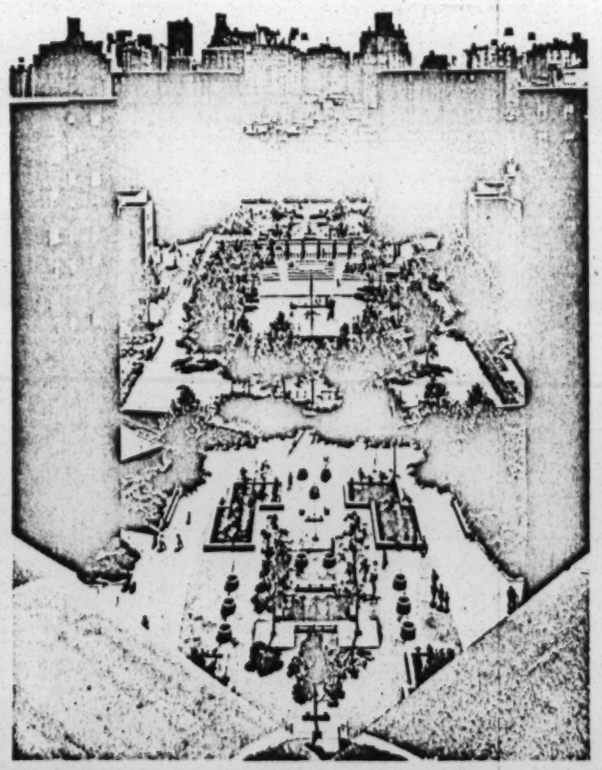


Progression toward urban continuity: Litho City

information service, year-round exhibit and display facilities will serve as focal points for world trade education, promotion and research providing conference facilities and trade information on market opportunities and regulations. Of 10 million square feet of the center's rentable space, approximately 4 million will be available to business and industry.

Progression Toward a Human Measure—The undertakings illustrated above have a tendency toward monumentality, a new dimension and scale fully reflected by the great span of the city's recently completed gateway, the Verrazzano-Narrows Bridge. Yet there is a search to reintegrate the human scale in a city of inhuman dimensions. In recent years, much of the attack leveled at urban renewal and housing programs, has caused architects and planners to re-evaluate many of the concepts popularized in Le Corbusier's Plan Voisin or the Radiant City, Wright's Broadacre City, Clarence Stein's Radburn plan and more recently in Jean Gottmann's Megalopolis and Doxiadis' Linear City. Thus, the idea of the superblock as a sure-cure for urban ills—because it separates vehicular-traffic from pedestrians and provides sheltered open spaces in quasi-suburban privacy—was seriously questioned when placed in the context of mass relocation and disruption of a neighborhood's life. This re-evaluation is evidenced in urban renewal schemes such as Manhattan's West Side and in the hopes voiced at the Planning Commission's design symposium.

Progression toward urban amenity: Carver Amphitheater



The challenge to the superblock has come from such commentators as Jane Jacobs in "The Death and Life of Great American Cities" and from architects faced with the monotonous and unvaried repetition of salmon-colored blocks. Other architects have sought to remedy these inherent disadvantages, attempting to harmonize the volumes of new development with the older five- and six-story buildings in the old sections of the city. Architects such as Pomerance & Breines in their pedestrian mall proposal for midtown Manhattan, Kelly & Gruzen in their Litho City scheme have sought provocative ways to provide continuity to a city fabric otherwise interrupted by the island-like orientation characteristic of superblocks.

A new concern for the human scale and the need for amenities which transcend practical considerations are vividly demonstrated in an experimental program undertaken by the City Housing Authority. New developments unsoftened by the patina of age were hampered by a lack of variety in the pattern of human activity. These barren open spaces with fenced-in grass areas and asphalt parking fields are being gradually transformed into useful focal points indispensable to the social and recreational life of a neighborhood. Such an attempt was made in the East Harlem Plaza designed by Albert Mayer FAIA for the Authority's Jefferson Houses.

More recently, with funds provided by the Vincent Astor Foundation, the Authority undertook the revitalization of the inert spaces at the Carver Houses in East Harlem. In the new design by architects Pomerance & Breines and by landscape architect M. Paul Friedberg, active play spaces for children and teen-agers and the recreational needs of adult residents were fulfilled in an imaginative sequence of levels, spaces and rugged materials. The success of the Carver Amphitheater has called for a repeat performance by the same team for the Riis Houses on the lower East Side.

The paradoxical quest for monumental grandeur on the one hand and a search for human scale on the other are symbolized by a special report issued last fall to launch the Planning Commission's comprehensive planning program. Among the major proposals for the development of the Port of New York, the report pressed for a rejuvenation of its piers, large industrial parks and other port facilities to cope with changing times and technologies. A large mid-town superliner terminal is envisioned; residential towers and recreation centers are placed in verdant parks by the water's edge. The recreational potentials of the Hudson River are further explored in such projects as Litho City where community facilities, restaurants, and student centers are placed close to the river.

CHARLES THOMSEN, AIA

Why Is the Press Sometimes Wary?

"The American Press," a respected editor said, "has not kept pace with one of the biggest home-front stories in American history." And the story of urban building, George McCue of the *St. Louis Post Dispatch* went on to point out, "is breaking right at the doorstep of almost every newspaper."

The story, since McCue's assessment of nearly three years ago, has grown bigger, its dimensions made greater by a national government that has emphasized the herculean building and rebuilding job implicit in the population surge projected over the next four decades.

It is a story made bigger still by the new emphasis on qualitative considerations. The nation's architects and, indeed, its President have rescued beauty from scorn; no longer are community esthetics, environmental accommodations and human planning pathetic concerns of a remote idealism to be strewn helplessly along the path of "progress."

If the press is failing, why? McCue placed the blame on both newsmen and architects. Of architects, he said: "Some are aloof, some are poor communicators, some are so busy that they are hard to catch at the moment a newspaperman needs contact."

Press coverage demands a two-way line of communication. If future coverage is less than commensurate with the innate bigness of the story, architects will want the small comfort of knowing they upheld their end of that line. But vastly overriding all else just now, as the profession undertakes its War on Community Ugliness, is that this campaign, imperatively, must be conveyed to the people; its outcome depends on the people.

There is a temptation to suggest that journalism and architecture enter into a partnership toward a more humane and beautiful America, but something disdainful resides in the notion of the press being in league with anyone, no matter the loftiness of objectives.

As Americans, we want the press to be a detached, bird-dogging force. We want it to continue its wary ways.

Its wariness is hardly mystifying. The press is baited and belittled, "used" and abused. Still, if it knew only fair play and praise, accommodation and caress, its skepticism would scarcely diminish.

The press is wary, mainly out of a sense of public responsibility—a responsibility it is continually being told about, which suggests the press may be a trifle weary as well as wary.

The press is mindful of its public responsibilities and cognizant that not everyone with whom it deals is equally inclined toward the public good.

The press is mindful of what it considers the typical reader: John Smith on Elm Street who watches televised ball games, frequently fails to make head or tail of the newspaper stories on the downtown redevelopment project, and is indifferent to terms like "community esthetics."

In working with the press, it is well to keep the public in mind, in both the general and the specific (John Smith) sense.

With this framework established, the next step is contact, architect-to-newsman contact, human-to-human contact. Establishing contact with the press is easier than it might at first seem, and it does not at first seem easy. But newsmen, the feverish atmosphere of their home base notwithstanding, relish the bearer of something worth talking about; and the architect, elite corpsman in the crusade for a better community, has a worthwhile message, one that is directly tied to the public interest.

Maybe the architect's message will make a news story. Maybe it will open some eyes, as the eyes of Alfred Harrison, associate editor of *The Atlantic Monthly,* were opened recently at a three-day meeting on "Design and the City," sponsored by the AIA with an assist from Columbia University. Named for its site, Arden House in Harri-

man, New York, the conference "aroused me from an attitude of complacency and indifference to the enormous and continuing problems of the city," Harrison declared.

Conceivably, the architect might be let down hard. In any event, he was neither aloof nor too busy to recall George McCue's words, to try to uphold his end in the two-way flow of communication that is so vitally necessary.

Somehow a contact has to be made, says Charles Abrams, chairman of the Columbia University School of Architecture's Division of Urban Planning and a writer long familiar with problems of reporting on the environmental scene.

A panelist at the Arden House conference, Abrams told the assembled magazine editors and broadcast personnel that meager coverage is due neither to Mr. Typical Reader nor to the journalist's ability to interpret.

What is wrong, Abrams said, is that the "average journalist doesn't know the story." And so, he added, "a mine of interesting information" goes unextracted—because writers "can't establish contact with the field."

Someone in the meeting's final session—"Reporting Problems, Techniques, Opportunities"—said rather flatly that public interest in community design is a goal that defies realization. Not so, snapped Abrams. Look at the popular "city shows" General Motors presents at the World's Fairs. "GM has made the contact that the newspapers have not," he said.

One radio news executive led a press argument that limited staffs—"I've got three guys, chasing fires," he explained—add up to coverage confined to spot, easily tellable events with proved public consumption.

Action, he was inferentially saying, catches the public eye and the eye of the press. Could the speech, then, the slide presentation, the appearance before the city governing body, constitute the necessary action? Hardly sensational events, they nonetheless have movement. In the same vein, a carefully noted visual inventory of the community, taken by the architect to the editor, may be an excellent starting point.

Whether the news is "made," with press coverage as a legitimate and coincident objective, or prepared and furnished the press, newsmen by and large will welcome the architect's help in covering the physical environment—on some newspapers a regular assignment.

Magazine and broadcast participants at Arden House were advised not to "go to the experts because the experts confuse us." That advice may or may not be valid for an accomplished architectural writer, from whom it came, but it is certain that the workaday reporter needs all the help he can get, and would be the first to admit it.

The architect can and must help, and not inappropriately, for both architect and journalist are generalists in creative pursuits. Both are interested in the well-being of their community. There is good basis for their having a healthy working arrangement.

To help the newsman, the architect's words must be clear, layman-oriented but professionally couched; his evangelism must be earnest but low-keyed. His is a war of reason. He should forget the attributes ascribed to newsmen by most books and all movies, except that of skepticism.

The press is indeed wary; its members are wary. All the same, newsmen respond, sometimes with astonishing enthusiasm, to substance presented with sincerity, and sincerity involves actions as well as words.

If the architect, the person expected to care most about how his community looks and functions, appears less than passionately concerned, how can the newspaper feel any real confidence in critical environmental judgments it may have made? If the architect seems preoccupied with having his renderings published, how can the newspaper reasonably focus in on the larger matters of spaces between buildings—the architecture of the community?

If newsmen encounter "rendering quibblers" in the War on Community Ugliness instead of high-minded, public-spirited combatants, the consequences for the profession of architecture could be devastating. More importantly, an innocent third party—the public—will suffer most.

To cover the assault on community ugliness, the newsman needs not renderings but rapport.

He doesn't want the architect to write his story; he needs help in appraising the subject.

He doesn't want to be patronized; he needs a solid basis of understanding.

He doesn't want to be impressed; he needs a set of impressions from the knowing.

He doesn't want to be exploited or deceived; he needs encouragement and guidance in helping the public to perceive.

He doesn't want to be cultivated; he needs communication.

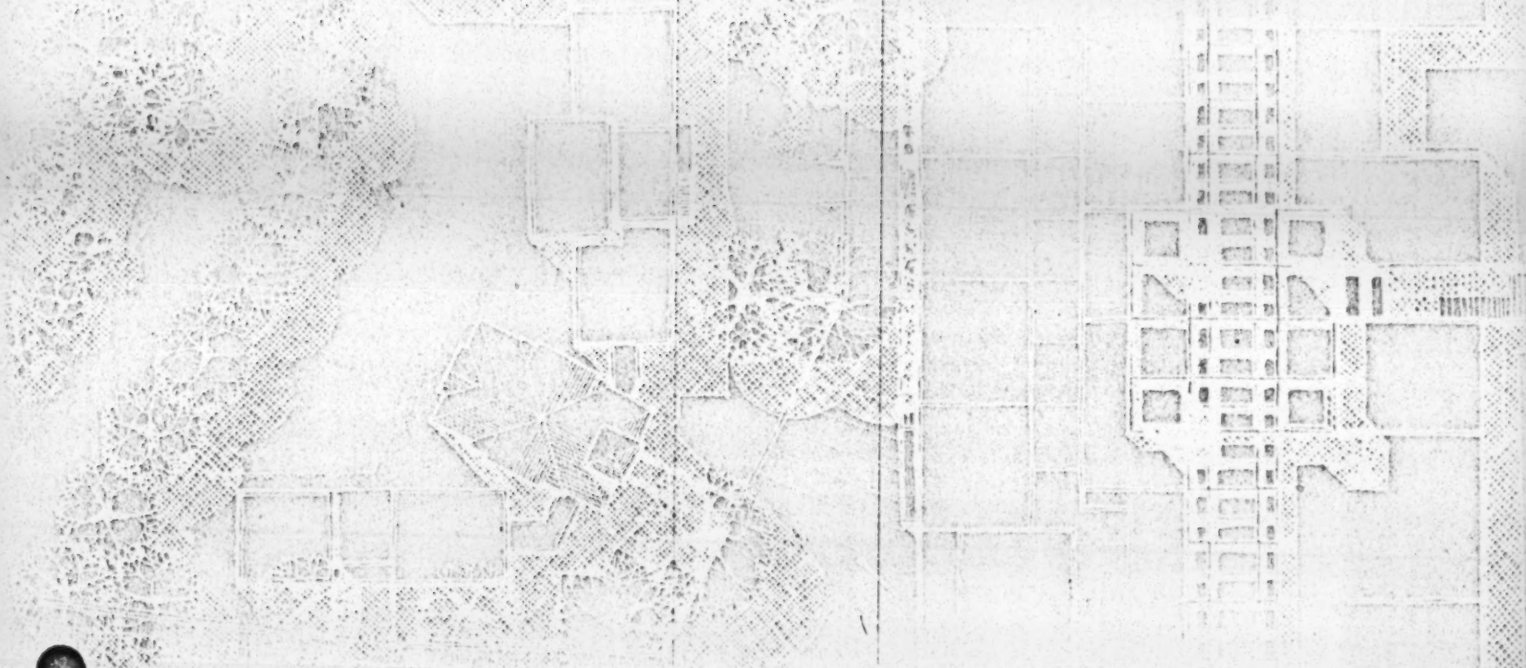
Russell Lynes, managing editor of *Harper's Magazine*, said at Arden House that "our primary problem . . . is to get people to use their eyes. Basically, what we try to do is make people look at their environment."

This is not easy. The press needs the architect's help in developing a sighted public if final victory is not to fall to public unsightliness.

NEIL E. GALLAGHER

A New Tool for the Practicing Architect

URBAN DESIGN WORKSHEETS



As the original 12 articles on "Urban Design—The Architecture of Towns and Cities"—will be made available in book form this fall, it is fitting indeed, that a sequel should begin in the AIA JOURNAL. This new, continuing series of worksheets will go beyond the background, elements and aims of urban design to concentrate on the practical working concepts in cities, large and small. ☐ The worksheets will vary both in length and in format. Some will be mostly graphic; others will be in a checklist form or in the typical text layout; still others will be a combination of elements. ☐ Varied in subject matter too, the worksheets sometimes will discuss minute urban design details; at other times, the design aspects of regional planning. In every case they will stress practical knowledge which can be put to work by today's architect. ☐ The worksheets also will report on current projects which have possible relevance to other practitioners. The first in this series is precisely of that nature. ☐ A supplementary dues project, the series will be prepared by Paul D. Spreiregen AIA, who welcomes comments and suggestions, particularly from readers who may have been involved in a project which merits presentation as a worksheet. ☐ The original articles have been considerably revised and brought up to date for the book (McGraw-Hill), which presently constitutes the AIA's overall statement on the role that urban design plays today.

URBAN DESIGN WORKSHEET 1

PREPARED BY PAUL D. SPREIREGEN, AIA, FOR THE COMMITTEE ON URBAN DESIGN

An Urban Design Contract

ROCKVILLE, MARYLAND, is about 15 miles north of downtown Washington. Once a summer community, its population soared from 2000 people in 1940 to 6000 by 1950, 26,000 by 1960 and 38,000 today. So sound is Rockville's financial picture that it can afford to rebuild 90 percent of its old commercial building stock. Progressive civic programs plus astute political leadership have earned it two "All-American City" awards.

As part of an overall civic improvement program, Rockville has a 46-acre renewal project downtown, covering the heart of the central business district. City officials wanted to supplement their initial planning studies—traffic, finance, renewal operations—with detailed urban design studies and plans. To do this they contacted a number of architectural firms whom they felt were capable of this work. They outlined the requirements for the urban design consultant in a letter which is an exemplary document (across page) and a statement of planning activity to date.

Their choice of consultants was the Philadelphia firm of Geddes, Brecher, Qualls, Cunningham (GBQC), with Robert L. Geddes AIA as partner in charge. They then proceeded to draft a contract for services. Actually, two contracts were developed, both of which are reproduced on pages 46-47. These two contracts clearly defined two separate aspects of GBQC's work: The first was for an *overall design concept* for the renewal project plus the preliminary design of the city-built elements of the project; the second was for *consultant work* with individual private developers so their designs would be in accord with the city's plans.

Spelled out more broadly, the first contract was for a design concept and the preliminary design of certain items of public work. These items include open spaces, parks, plazas, lanes, walks, parking structures and other details. This work is akin to the normal preliminary design work of an architectural project leading up to, but not including, working drawings and specifications. Depending on the results of the overall design concept and the preliminary design work, GBQC would write other supplementary contracts to do the working drawings for particular items of design.

In the second contract—the consultant's work with developers—GBQC's position would be somewhat akin to the architect's role during the construction phase of a project. GBQC would act as arbiter between the city and developers but in a creative and helpful way. GBQC, in assuring that a developer's proposal will fit the renewal project, will make many helpful suggestions, as well as clarify the design objectives of the entire project for the developer.

In both the first and second contracts, GBQC acted as architects working at a large scale, on the one hand as preliminary designers and, on the other, as design consultants. The justification for independent contracts is obvious. It allows flexibility as well as the opportunity to tailor subsequent contracts around requirements not foreseen at the early stages of work.

As consultants, GBQC could question some of the basic planning premises of the project as they transformed it into viable architectural form. They could also help determine the exact nature, form and construction scheduling of the key public actions for Rockville's redevelopment. All in all, this procedure amounts to a fluid *modus operandi.*

It should be stated that these contracts are only one example of urban design contracts developed for a particular kind of urban design job. Contracts for other types of urban design work would undoubtedly require other types of documents. It must also be stated that neither the Institute nor the architectural profession has any policy, other than that of the AIA Document B131, for architects' fees and general policies.

We now present the original letter from the City of Rockville to GBQC, contract No. 1, contract No. 2 and illustrations of the design work thus far produced under contract No. 1.

August 13, 1964

Mr. Robert L. Geddes
Geddes, Brecher, Qualls, Cunningham
258 S. Van Pelt Street
Philadelphia 3, Pennsylvania

Dear Mr. Geddes:

The City of Rockville is going to engage an urban design consultant to work with its Departments of Urban Renewal, Planning and Public Works on its 46-acre Mid-City Urban Renewal Project which covers the commercial heart.

The city is seeking a firm or an individual who has had urban design experience; a firm that can see beyond a single building and look at design for an entire central city; a firm that can relate buildings and open spaces to each other and, in turn, effectively relate these to the pedestrian; a firm that can objectively analyze the architectural designs of other firms and assist in making their designs fit into and be compatible with a general urban design for the whole area; a firm that wishes to play a major design role in the rebuilding of a small, progressive city and thus show that small-city-commercial urban renewal can result in a pleasing, lasting, satisfying and functional heart of a community. Specifically, the urban designer who is employed by the City of Rockville will:

1. Work with the city staff in expanding or modifying the existing urban renewal plan by preparing a detailed design concept and objectives which will serve as a basis for development controls and regulations, and which will guide developers and their architects as they design specific buildings.
2. Design the improvements for all the public areas—malls, sidewalks, streets, etc.—so they will play their proper and effective role in the total design concept.
3. Participate in the design of the parking facilities, service parking areas, ramps, garages and underground parking facilities, all of which will be built by the city.
4. Work with the city on a continuing basis to give advice on urban design as the project develops and to participate in the review of potential developers' proposals.

The attached statement "Rockville and Urban Renewal" and the accompanying documents describe the urban renewal project and the urban renewal plan as they stand today. There is much to be done to convert these documents, and the ideas contained therein, into physical reality.

We would like to further discuss our project with you if you have an interest in joining with the City of Rockville as an urban design consultant. We hopefully look forward to the possibility of hearing from you.

Sincerely,
PETER L. CHENEY
Director of Urban Renewal
City of Rockville

PLC:jb
enclosure

URBAN DESIGN CONSULTANT CONTRACT NO. 1

AGREEMENT

This agreement entered into this _____ day of _____ by and between *the Mayor and Council of Rockville,* Maryland, hereinafter referred to as the "Local Public Agency," and *Geddes, Brecher, Qualls, Cunningham,* Architects, 2101 Pine Street, Philadelphia, Pennsylvania 19103, hereinafter referred to as the "Urban Design Consultant."

WITNESSETH THAT:

WHEREAS, the Local Public Agency has, under date of August 20, 1964, entered into a Loan and Grant Contract with the United States of America providing for financial aid to the Local Public Agency under Title I of the Housing Act of 1949, as amended by all amendatory acts including the Housing Act of 1954; and

WHEREAS, pursuant to such Contract the Local Public Agency is undertaking certain activities necessary for the planning or execution of a Project, situated in the Project Area described below; and

WHEREAS, the Local Public Agency desires to engage the Urban Design Consultant to render certain technical advice and assistance in connection with such undertakings of the Local Public Agency.

NOW THEREFORE, the parties hereto do mutually agree to the following:

1. *Scope of Services*

The Urban Design Consultant agrees to furnish and perform the various professional services required for the Project Area known as the Mid-City Urban Renewal Project—Project No. Maryland R-16 as described in Exhibit "A" attached hereto—and shall do, perform and carry out, in a manner satisfactory and proper as determined by the Local Public Agency, the following:

a. Design Concept

In cooperation with the staff of the Local Public Agency, the Urban Design Consultant shall prepare a *definitive design concept* for the development and for the disposition and development of land in the Project Area. The Urban Design Consultant shall take into account, give consideration to and build upon previous efforts and information gathered, the expressed interests of the Local Public Agency and the City staff and needs of the area, and the expressed cooperation of all agencies, in establishing the urban design and schedule of the Project. This design shall set forth the urban design criteria and objectives for the Project Area and the necessary controls to insure achievement of the design concept.

Design criteria and objectives shall include but not be limited to the following:

(1) Site plan

(2) Interrelationship of buildings to open spaces

(3) Height and bulk of buildings

(4) Pedestrian and vehicular traffic circulation

(5) Parking plan

(6) General standards for control, architecture, landscaping, signs, amenities, etc.

The design concept for the development shall consider and relate appropriately the component elements of the Project Area to each other, to the surrounding area and to the community as a whole.

The design concept for the development shall include recommendations for changes in the Urban Renewal Plan, as may be necessary for establishing such design criteria and objectives.

The design concept for the development shall include only such schematic architectural plans and details for buildings as may be considered necessary to communicate the quality and character that is desired.

The design concept for the development shall be prepared in a form that will be usable to the Agency in preparing the documents necessary to offer, dispose of, and develop the land in the Project Area.

The Urban Design Consultant will submit to the Local Public Agency a final report (100 copies), containing a written statement, graphics and tabulations, as necessary, expressing the design criteria, objectives and controls for the Project Area. The written statement shall be accompanied by sufficient maps, drawings, elevations, and photographs to give a clear graphic presentation of the design criteria and objectives.

b. Public Facilities

The Urban Design Consultant shall prepare schematic plans and details of public work, including open spaces, parks, plazas, lanes, walks and the circulation ways when desirable to communicate the quality and character of the public work.

c. Use of Consultants and Special Studies

When, and as authorized by the Local Public Agency, the Urban Design Consultant in developing the design concept for the development may consult with or obtain special studies from appropriate persons or entities. Special studies will not be obtained without prior authorization from the local Public Agency and the cost of such studies shall be paid for by the Local Public Agency.

The Local Public Agency may retain, and contract for directly, Consultants and Special Studies, and the Urban Design Consultant will work closely with such consultants to insure the best results and protect the interests of the Local Public Agency.

2. *Time of Performance*

The Urban Design Consultant shall begin the performance of his service upon receipt of written notice by the Local Public Agency to proceed. The time of said performance shall comprise a maximum period of six (6) months from said written notice to proceed.

The schedule of work by the Urban Design Consultant will be established in conjunction with the scheduling requirements of the Local Public Agency.

3. *Compensation and Method of Payment*

a. *The Maximum Compensation*

Any terms of provisions herein to the contrary notwithstanding in execution of this contract, the maximum compensation to the consultants shall be in the amount of $_____.

b. *Method of Payment*

Compensation shall as hereinafter described be made by the Local Public Agency to the Urban Design Consultant on a monthly basis, as promptly as possible upon the receipt of a requisition for payment from the Urban Design Consultant specifying the work performed for the respective monthly period, as well as the work proposed for the coming month.

(1) The Urban Design Consultant shall submit to the Local Public Agency the names, qualifications and proposed compensation of all personnel and principals of the Urban Design Consultant's firm proposed to be employed.

(2) Robert Geddes, the principal designated by the Urban Design Consultant as Director of the professional services and work described in the Scope of Services above, shall be charged at an hourly rate of _____ per hour.

(3) Salaries and wages of professional, technical, secretarial and administrative staff required for

services and work described herein shall be charged at a rate of two and one-half times actual rate.

(4) The following fees and charges shall be directly reimbursable to the Urban Design Consultant in accordance with invoices rendered:

(a) Consulting and subcontractor fees for contracting and subcontracting services deemed necessary which cannot be provided by the Urban Design Consultant, provided, however, that the employment of said outside consultants and subcontractors, if any, shall first have been approved in writing by the Local Public Agency.

(b) Travel expenses for out-of-town services and subsidy costs relating to such services.

(c) Long distance telephone and telegraph charges.

(d) Cost of reproductions of maps, charts, drawings, reports, all other data and materials required to be reproduced pursuant to the terms of this agreement.

(e) Such other costs as may from time to time arise, provided however, that expenditures therefore which are not expressly provided for herein above, shall have first been authorized and approved by the Local Public Agency prior to having been incurred and made by the Urban Design Consultant.

It is expressly understood and agreed that in no event will the total compensation and reimbursement, if any, to be paid hereunder exceed _____.

5. *Terms and Conditions*

This agreement is subject to and incorporates the provisions attached hereto as *Part II—Terms and Conditions* (Form H-621B, dated _____).

IN WITNESS WHEREOF the Local Public Agency and the Urban Design Consultant have executed this agreement as of the date first above written.

LOCAL PUBLIC AGENCY
by: _____

GEDDES, BRECHER, QUALLS, CUNNINGHAM
by: _____

ATTEST:
_____
_____

URBAN DESIGN CONSULTANT CONTRACT NO. 2

AGREEMENT

[Same as in Contract No. 1]

1. *Scope of Services*

When and as directed in writing by the Local Public Agency, the Design Consultant shall render services to the Local Public Agency in the disposition and development of land in the Project Area known as the Mid-City Urban Renewal Project—Project No. Maryland R-16 as described in Exhibit "A" attached hereto and made a part hereof. Such services shall be performed in a manner satisfactory and proper as determined by the Local Public Agency and in conjunction with the satisfactory progress or completion of the contract between the Urban Design Consultant and the Local Public Agency calling for the preparation of a "Design Concept" which contract is dated _____ _____. This subject contract may include, but is not limited to, the following:

a. Assistance in the preparation of the necessary procedures and documents.

b. Review and analysis of the proposals of owner participants and developers.

c. Advice and assistance in contract negotiations with developers.

d. Advice and assistance in the control of the development of the sites under contracts for disposition and development.

e. Consultation with owner participants and developers and their architects.

f. Preparation of schematic and/or preliminary design and plans for the development of all public work, including all open spaces, parks, plazas, lanes, walks and other circulation ways; all parking areas and structures; and related physical improvements.

The Local Public Agency retains the right to approve the assignment of the Urban Design Consultant's key personnel to perform any of the services this contract requires.

In order to protect the Urban Design Consultant against excessive and unnecessary expense and time and to provide a reasonable cost control and cost anticipation to both the Local Public Agency and the Urban Design Consultant, all contacts, conferences and consultations by the Urban Design Consultant with owner participants and developers shall, in all cases, be at the written request and approval of the Local Public Agency.

When directed by the Local Public Agency, the Urban Design Consultant may incur such expenses for travel, telephone, telegraph, reproductions, printing, etc., as are necessary to provide services under this contract.

The Local Public Agency agrees to give thorough consideration to all reports and recommendations as made by the Urban Design Consultant.

2. *Time of Performance.*

The services of the Urban Design Consultant are to commence when authorized by the Local Public Agency after execution of this contract and in conjunction with the appropriate progress of the contract for preparation of an Urban Design Concept and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of this contract, but in any event all of the services required hereunder shall be completed eighteen (18) months after the date of this contract. In the event that the Local Public Agency desires additional service, after the eighteen-month period, the Urban Design Consultant shall act as consultant for the Local Public Agency under the terms of this agreement, amended to reflect the extension.

The schedule of work by the Urban Design Consultant will be established in conjunction with the scheduling requirements of the Local Public Agency.

3. *Compensation and Method of Payment.*

[Same as in Contract No. 1]

4. *Terms and Conditions*

[Same as in Contract No. 1]

5. *Other Provisions*

It is the intention of the Local Public Agency to enter into an additional contract with the Urban Design Consultant to complete the final design and Contract Documents for the public ways, spaces and facilities.

Since there is more than one contract involved covering different stages of work on the Mid-City Urban Renewal Area, it is intended and agreed that the same item of work will neither be charged nor paid for more than once and, therefore, it is agreed that costs incurred by the Urban Design Consultant for the preliminary plans for public ways, spaces and facilities will be deducted from the charges for the preparation of final design and Contract Documents for the public ways, spaces and facilities.

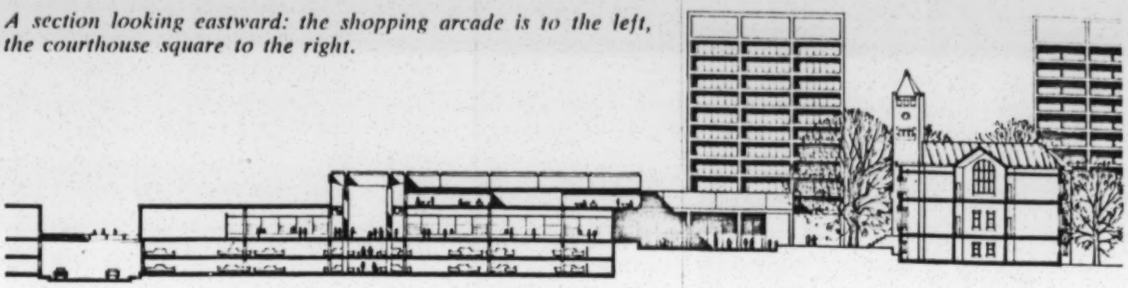
IN WITNESS WHEREOF the Local Public Agency and the Urban Design Consultant have executed this agreement as of the date first above written.

LOCAL PUBLIC AGENCY
by: _____

GEDDES, BRECHER, QUALLS, CUNNINGHAM
by: _____

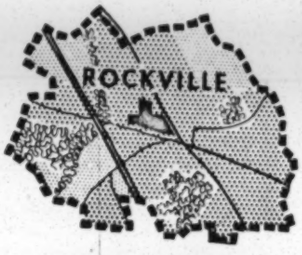
ATTEST:
_____
_____

A section looking eastward: the shopping arcade is to the left, the courthouse square to the right.

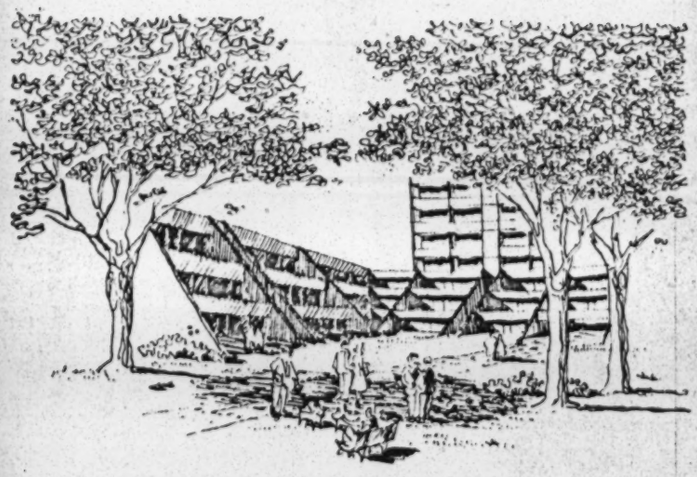


Design Studies Resulting from Contract No. 1

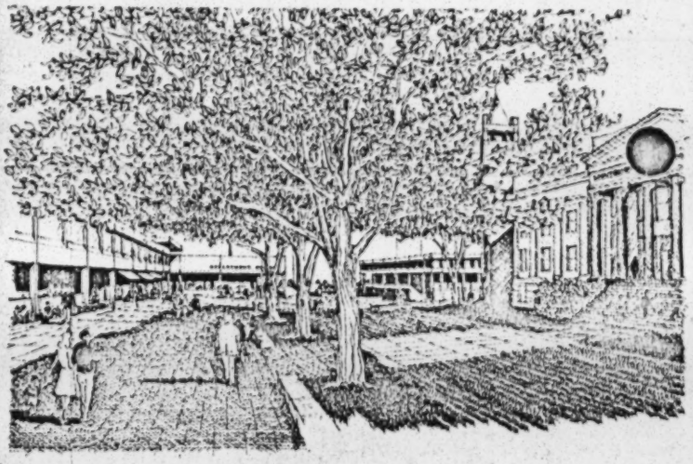
The region.



The city of Rockville.

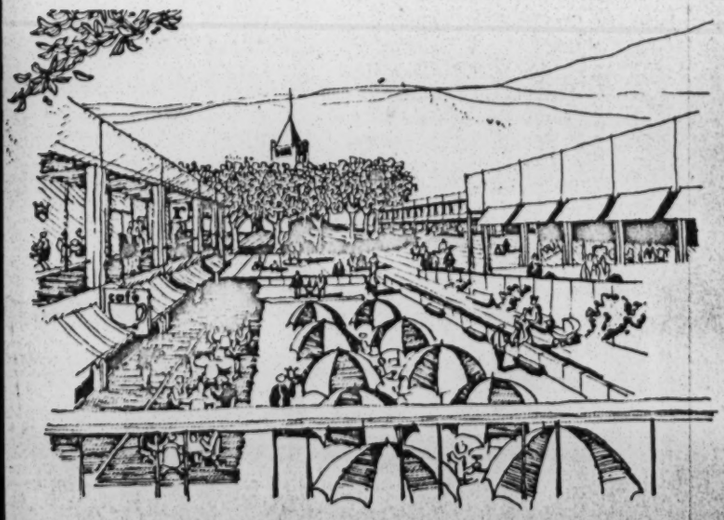


The residential area in the southeast portion.

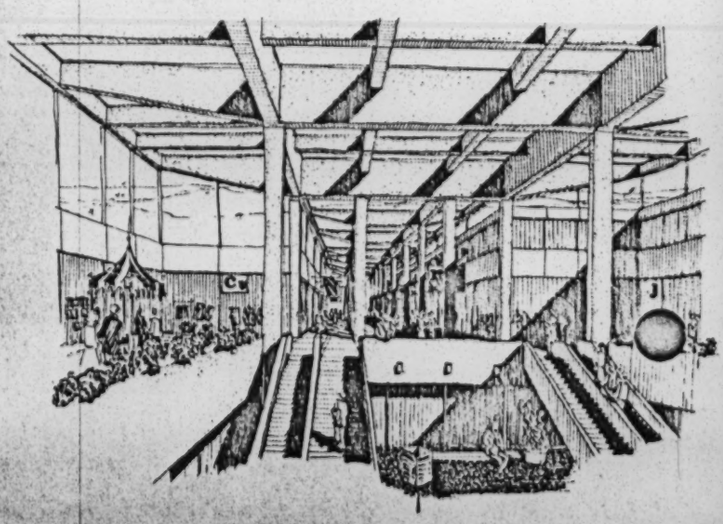


The courthouse square.

Looking westward to the courthouse square.



The shopping arcade.



Educating the Exceptions

"That's what education means—to be able to do what you've never done before."

GEORGE HERBERT PALMER

IN A middle-sized American community with a total school enrollment of 10,000, there may be several hundred children between the ages of 6 and 18 who have never gone to school. These are children who cannot, for one reason or another, cope with the school system, or with whom the school system cannot cope.

Some children are unable to attend because the school cannot accommodate their wheelchairs; some cannot negotiate the steps with their crutches and braces. Others can't go because they have defects of sight or hearing, and there are no special classrooms, equipment or methods to handle their problems. Still others are barred because, although their IQ's may approach the genius range, they have been emotionally damaged to the point where they are teetering on the edge of severe psychosis—and there is no teacher who is qualified to handle a severely disturbed child.

For whatever reason, these children stay home. Some are tutored by traveling teachers and complete a limited curriculum by home instruction. Some eventually get into "special" schools—where their living and learning experience is carried on in the exclusive company of classmates who are also blind, retarded or disturbed.

Some are placed by their desperate parents in residential institutions, where—often—a lid is clamped on their learning potential by the very philosophy of institutional care, which is aimed toward *maintaining* the child, rather than teaching him to maintain himself. (Some accidents of heredity, metabolism or the birth process itself leave a child so severely damaged that institutional care is the only answer. But many could be salvaged who are not.)

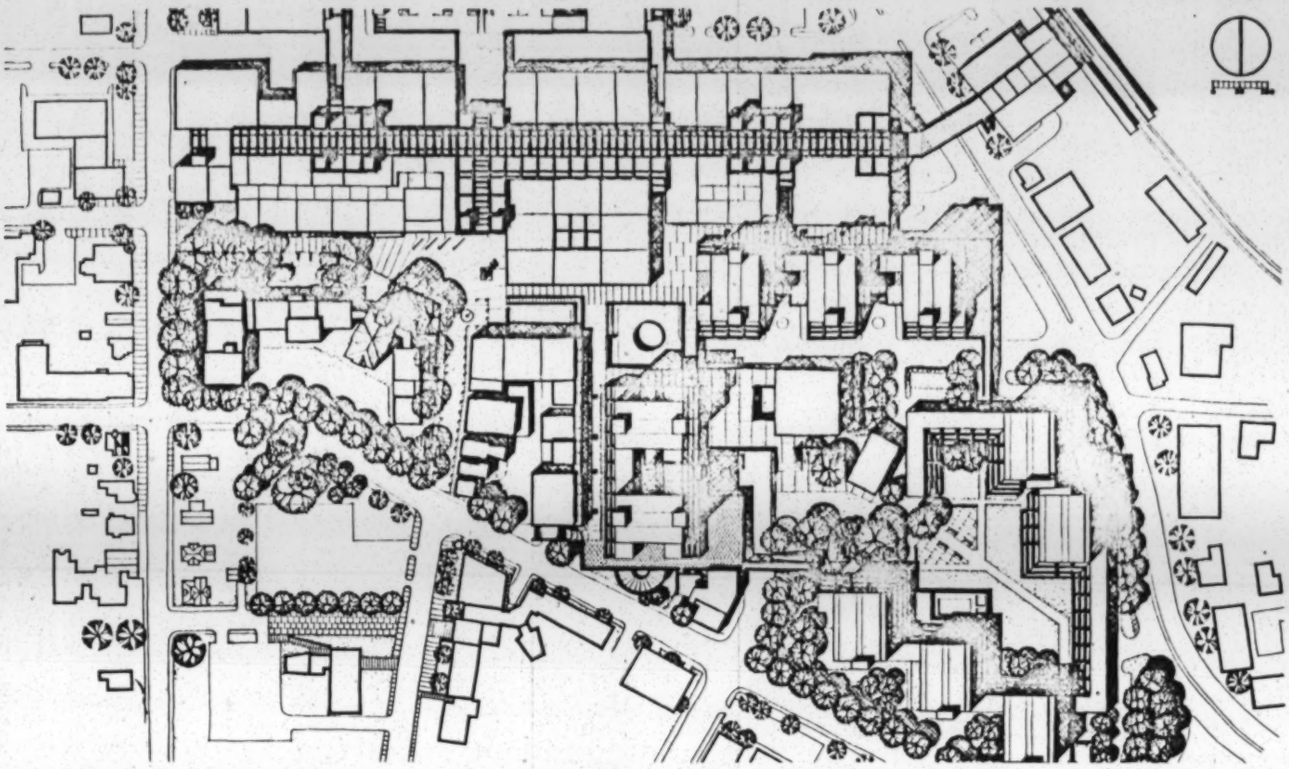
Public education is now, belatedly, starting to assume its full responsibility toward handicapped children. Many of them who have never gone to school could go—if the school would accommodate its design, its curriculum and its educational philosophy to their limitations.

The AIA Committee on School and College Architecture recently sponsored a workshop on schools for exceptional children, at which architects and educational specialists conferred for two days on the problems of such children and ways their schools can help alleviate these problems.

Special education has taken giant steps, not the least of them semantic. Children with problems, which make it difficult or impossible for them to learn in a normal classroom environment, are now labeled "exceptional." Yesterday's labels—"crippled," "feeble-minded," "incorrigible"—have given way to "orthopedically handicapped," "retarded," "disturbed."

Although "exceptional" is not as cruel a designation as many of its predecessors, it has the disadvantage of imprecision. It also has the musty aura of Victorian euphemism: a throwback to the days when legs were "limbs," even when they were holding up the piano. (The professional patois of educators is peppered with such euphemisms; one workshop participant, chiding his colleagues for their semantic squeamishness, asked plaintively,

CSCA acknowledges the Educational Facilities Laboratories, Inc., for providing a transcript of the workshop and the Joseph P. Kennedy Jr. Foundation for the use of its photographs.



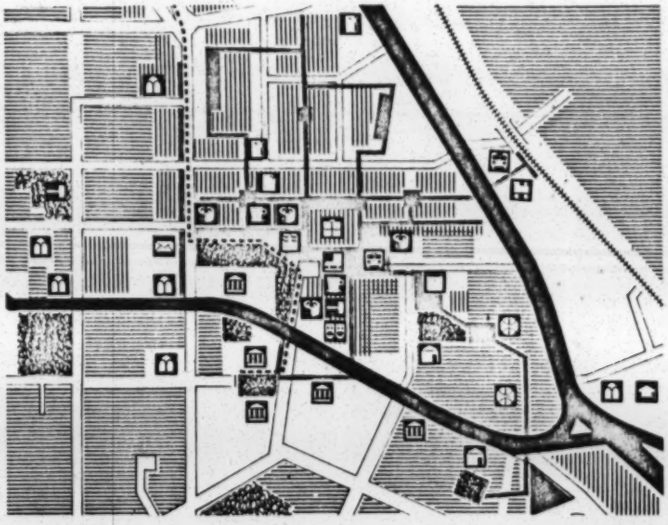
The illustrations on these two pages and on the AIA JOURNAL cover were selected from those prepared in fulfillment of contract No. 1. They will be published in color in a brochure.

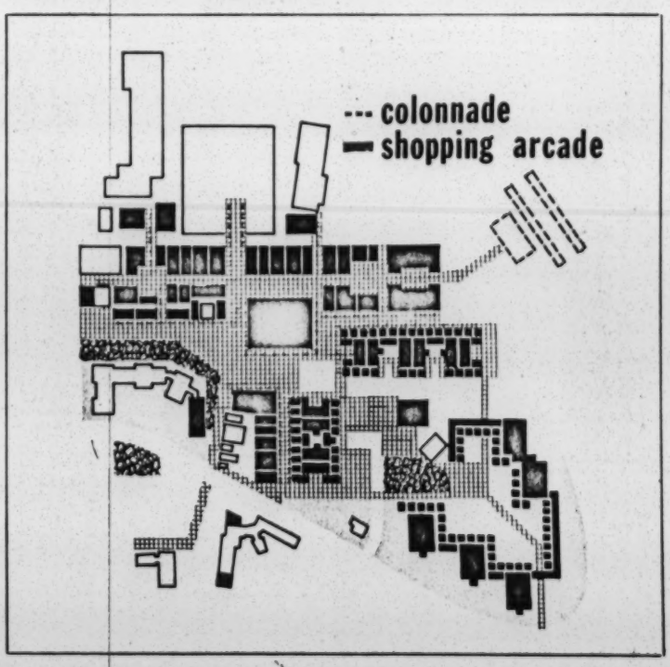
The rendered plan, above, shows careful integration of the new with the old. The diagram to the right is a generalized land-use plan with special facilities indicated by graphic symbols. The diagram, lower right, shows the relationship between buildings and open spaces.

In the rendered plan, note the east-west shopping arcade with its eastern end terminating in a rail transit station for a commuter connection to downtown Washington. On the western side of the project area is the courthouse square through which parades will pass. The residential area is on the southeast side of the project. Note the variety of pedestrian areas and walkways. Automobiles and trucks enter at numerous peripheral points, generally below pedestrian level.

In the land-use plan, the parade route is shown as a dashed line. Horizontal shading indicates residential areas; vertical shading, commercial. Particularly important here is the intimate nature of complementary activities such as the post office, theater, fire station, library, neighborhood center, department store, banks, coffee shops, churches and gas stations.

In the lower plan, new buildings are indicated in black; existing buildings, white. Note the colonnades and covered shopping arcade, paved pedestrian open spaces and green areas. Note, too, the pedestrian links across project boundaries. ■





1965

P73

Gail Collins

CP 605

HOUSING FOR FAMILIES OF MODERATE AND LOW INCOME

SECTION 221 NATIONAL HOUSING ACT

Introduction

There are a number of families whose incomes are too high for public housing, but not high enough to compete for adequate housing in the private market. Some of these families have been forced into the market because of urban renewal or other governmental action. To help these families obtain housing at prices they can afford, the Federal Housing Administration insures mortgages on special terms under the provisions of Section 221 (d) (3) of the National Housing Act. To keep the rents within the means of the people for whom the housing is intended, the Act authorizes a mortgage interest rate below the current market rate on F.H.A. insured mortgages.

Eligible Mortgages

Proposed new construction, and existing properties requiring rehabilitation, with five or more units may be eligible for mortgage insurance. Mortgages on acceptable existing projects not requiring rehabilitation, with five or more units, may be refinanced if the mortgages are presently insured by F.H.A.

Eligible Mortgagors

1. Non-profit or Builder-seller Mortgagor

   A non-profit mortgagor is a corporation or association organized for purposes other than the making of profit for itself or for

persons identified with it.

A builder-seller mortgagor is a special type of limited distribution mortgagor organized to build or rehabilitate a project and sell it, immediately upon completion, to a private non-profit organization at the certified cost of the construction.

2. Public Mortgagor

A Federal instrumentality, a State or its political subdivision, or an instrument of a State or its political subdivision, which is not receiving financial assistance exclusively for public housing from the Federal Government.

3. Limited Distribution Mortgagor

A corporation, trust, partnership, association, or other entity restricted by the law or by F.H.A. as to distributions of income - formed exclusively for the purpose of providing housing. It is regulated as to rents, charges, rate of returns and operating methods in a manner satisfactory to F.H.A.

4. Cooperative or Investor-sponsor Mortgagor

A cooperative mortgagor is a non-profit cooperative ownership housing corporation approved by F.H.A. Permanent occupancy is restricted to members. Eligibility and transfers of membership are subject to F.H.A. Control.

An investor-sponsor mortgagor is a special type of limited distribution mortgagor organized to build or rehabilitate a project and transfer it to a cooperative.

Workable Program Requirement

Projects must be located in a community having a "Workable Program" which has been approved the H.H.F.A. A workable program is an official

community plan for dealing effectively with slums and blighted areas.

Interest Rate

The interest rate during construction may be as high as the established F.H.A. maximum interest rate at the time of construction - currently 6 percent. Upon final endorsement of the loan, the interest rate is lowered to 3 percent or the annual rate of interest determined by the Secretary of the Treasury, whichever is lower. F.H.A. waives the mortgage insurance premium of ½ percent for projects with this low interest rate.

Mortgage Limitations

For public agencies, cooperatives, and non-profit sponsors, mortgages on new construction may not exceed the replacement cost of the project; on rehabilitation projects it may not exceed the estimated cost of rehabilitation plus the value of the project before rehabilitation. The maximum mortgage for an entire project is $12,5000,000.

Amendments under Section 102 of the 1965 Housing Act

1. The authority of the F.H.A. to insure mortgages under the 221 program was extended to October 31, 1969.
2. A ceiling of 3 percent was established on the F.H.A. below market interest rate program.
3. Special funds were appropriated to cover expenses of the 221 (d) (3) program usually covered by mortgage insurance premiums.

Extent of Use

From the inception of the 221 housing program in 1961 to October 31, 1966, F.H.A. approved mortgages on 86 projects or 7538 units. The total amount insured during this period was $69,300,256.

Conclusion

Although the 221 program is relatively new, it has proved itself a valuable tool in the provision of housing for low and moderate income families. Up to this time, the appeal of the program has primarily been to non-profit organizations. However, the extent of non-profit organizations financially able to undertake an extensive housing project is limited. In addition, several other Federal housing programs deal with non-profit organizations. There seems to be a need for a program of public education designed to encourage other segments of the population to explore the possibilities of entering into the provision of housing for families of low and moderate incomes. Up to this time, there has been little use made of the provisions for builder-seller, public, or investor-sponsor mortgagors.

SELECTED REFERENCES

Federal Housing Administration, F.H.A. Mortgage Insurance; For Rental and Cooperative Housing For Families of Low and Moderate Income, U.S. Government Printing Office, Washington, D.C., 1965.

Housing and Home Finance Agency, Summary of the Housing Act of 1961, U.S. Government Printing Office, Washington, D.C., 1961.

_____, Low Income Housing Demonstration, U.S. Government Printing Office, Washington, D.C., 1964.

P14

Elliot I. Lipson
CP 605

A SUMMARY AND ANALYSIS OF THE REHABILITATION LOAN PROGRAM

Section 312

The National Housing Act of 1965

as amended

This section of the National Housing Act was introduced in 1964. It was slightly reworded and amended in 1965.

Purpose

The purpose of Section 312 is to enable eligible applicants to receive low - cost loans for the purpose of improving property to meet code requirements and/or the objectives of the urban renewal plan for the area.

Nature

The loans authorized in Section 312 are granted to qualified applicants only if:

The applicant is unable to obtain the necessary loan from conventional sources with comparable terms and conditions, and;

The loan is an acceptable risk considering the degree of rehabilitation required, the security available, and the ability of the applicant to repay the loan.

The interest rate on these loans is not more than 3% and the term is not to exceed 20 years or 3/4 of the remaining economic life of the structure, whichever is less.

The amount of the loan will not exceed the actual cost of rehabilitation or the cost of rehabilitation plus the refinancing of outstanding indebtedness, if necessary to reduce the total monthly pay-

ments to within 20% of the applicant's average monthly income.

In no event, will the amount of a residential loan exceed $10,000 or a commercial loan exceed $50,000, or, in either case, exceed the amount that could be considered as a first mortgage, whichever is less.

Eligibility

In order to qualify for a loan under Section 312, an applicant must own the property to be improved, be purchasing it under contract, or hold it under a lease expiring not sooner than 6 months after the maturity date of the loan. The property must be within the boundary of an urban renewal area. The applicant must be judged financially able to repay the loan.

Appropriation

In 1964 the act created a revolving fund of $50 million to handle the loans authorized in this section. In 1965 the appropriation was changed to $100 million each year.

The 1965 act added a termination date to this program. No loan will be made after October 1, 1969, except pursuant to an agreement or commitment entered into before that date.

Comments

This program was so widely used in its first year that the appropriation was greatly increased. Instead of a one - time appropriation to set up a revolving fund, there is now a yearly appropriation of a larger amount to constantly increase the revolving fund.

One drawback is the relation of the program to the elderly. Often, they have been living in their homes or operating their businesses in the same condition for a long time. They see no reason to improve the structures just because of urban renewal. They also feel that the long

terms of the loans will probably outlive them and they would rather not spend the rest of their lives in debt.

1965

P6

FEDERAL ASSISTANCE FOR LOCAL CODE ENFORCEMENT PROGRAMS

The Housing and Urban Delelopment Act of 1965 authorizes code enforcement grants to local governments under Section 117 of Title I. The purpose of this program is to arrest the decline of areas which are becoming blighted, but are not yet in need of extensive rehabilitation or clearance.

Federal assistance is available in two forms:

1. Direct grants to cover part of the cost of concentrated code enforcement programs in a designated area within a city, other municipality, or county.

2. Eligibility of the cost of code enforcement activities carried out in an urban renewal project area.

CODE ENFORCEMENT GRANTS

Federal grants for code enforcement programs will be made to cities, other municipalities, and counties that have statutory authority to enforce housing, building, and related codes.

The amount of a Code Enforcement Grant will be based on a code enforcement program budget, submitted by the municipality and subject to HUD approval and on a final audit of program costs. Grant payments will be made periodically, based on requisitions submitted by the municipality and, with the exception of the initial or advance payment, on reports of progress of code enforcement activities and the provision of needed public improvements in the designated area.

ELIGIBLE CODE ENFORCEMENT COSTS IN URBAN RENEWAL PROJECT AREAS

The cost of code enforcement activities carried out as part of a property rehabilitation program may be included in the gross project cost of an urban renewal project involving rehabilitation and conservation treatment.

The requirement that the locality maintain its previous level of expenditures applies only to the Code Enforcement Grants, not to code enforcement costs incurred as part of an urban renewal project.

POLICIES FOR CODE ENFORCEMENT PROGRAMS

1. At the time of approval of an Application for Code Enforcement Grant, the municipality must have a certified Workable Program for Community Improvement, have adopted a comprehensive system of codes, and be carrying out an effective program of code enforcement.

2. The municipality must agree that, during the period it is under a Contract for Code Enforcement Grant, it will maintain a level of expenditures for code enforcement, exclusive of any expenditures for areas assisted by Code Enforcement Grants or Title I project grants, that is not less than its average expenditures for code enforcement activities for the two fiscal years prior to the execution of the contract.

3. The municipality must have a satisfactory program for providing all necessary public improvements within the area assisted by a Code Enforcement Grant.

4. The area selected for concentrated code enforcement must be limited with respect to code enforcement workload, so that there is a reasonable expectation that the buildings in the area may be brought up to code standards in three years or less.

5. The municipality has an obligation to assure that any individuals or families in the code enforcement area who are displaced are relocated into decent, safe, and sanitiary housing within their means, and to provide related relocation assistance.

AREA ELIGIBILITY REQUIREMENTS

1. The area must be built up and predominantly residential in character, with residential uses distributed throughout the area.

2. Census, survey, or other data must indicate that code violations appear to exist in at least twenty per cent of the buildings in the area and that these violations are distributed throughout the area.

3. Conditions in the area must be such that the proposed program for concentrated code enforcement and the provision of the proposed public improvements will be adequate to eliminate code violations and arrest the decline of the area.

FEDERAL FINANCIAL ASSISTANCE

The following Federal financial aids are available to assist a municipality in carrying out a code enforcement program and to assist owners and tenants of properties in a designated code enforcement area in making the required property improvements:

1. Federal grant to the municipality to assist in planning and carrying out a concentrated code enforcement program, including the provision of eligible public improvements. Grants will be made on the following basis: (a) Up to two-thirds of the cost of the program for municipalities with a population of over 50,000, according to the 1960 Census. (b) Up to three-fourths of the cost of the program for municipalities with a population of 50,000 or less, according to the 1960 Census.

2. Federal relocation grant to the municipality to cover the entire cost of relocation payments to eligible families, individuals, businesses, and nonprofit organizations that are displaced because of the code enforcement program.

3. Direct Federal three per cent loans to eligible property owners or tenants for financing the rehabilitation required to make property conform to applicable code requirements.

4. Direct Federal rehabilitation grants (not to exceed $1,500) to eligible families and individuals for repairs or improvements required to make property conform to applicable code requirements.

5. Federal Housing Administration mortgage insurance for properties eligible under Section 220 of the National Housing Act, including home improvement loans under Section 220(h).

MUNICIPAL CODE STANDARDS REQUIREMENTS

HUD will accept an Application for Code Enforcement Grant only if the municipality has, prior to submitting the application, adopted a comprehensive system of codes that regulate the minimum conditions of use, location, construction, alteration, repair, maintenance, demolition, and removal of private property. The codes must prescribe adequate standards of health, safety, and welfare, including the following specific minimum requirements:

1. The comprehensive system of codes must include:
   (a) A housing code or equivalent.
   (b) Zoning regulations and building, plumbing, electrical, fire prevention, and related codes.

2. Provisions of codes and other pertinent regulations for police power enforcement action must have sufficient applicability to existing properties to correct or remove all substandard property conditions in the designated code enforcement area. Standards, requirements, and provisions for enforcing the housing code must be applicable to all existing and new dwellings and dwelling units.

3. The basic standards and requirements of the municipality's housing, building, plumbing, electrical, fire prevention, and related codes must be comparable to the standards and requirements contained in the most recent editions of the nationally recognized model codes or developed and promulgated by nationally recognized standards setting organizations.

To determine whether these requirements are met, HUD will review the codes and ordinances section of the municipality's most recent Workable Program for Community Improvement.

REQUIREMENTS FOR CONCENTRATED CODE ENFORCEMENT PROGRAM

For an area designated for a concentrated code enforcement program, there must be a planned and systematic program for intensive code compliance that provides for:

1. A definite plan and schedule for bringing all properties into code compliance.
2. An adequate number of trained inspectors.
3. An effective notice, permit, and records system.
4. Close coordination among all local governmental units and officials responsible for inspections and other compliance actions.
5. Administrative and legal procedures for the prompt and equitable handling of noncompliance and appeal cases.
6. Close coordination between all municipal agencies participating in the program and citizens and neighborhood organizations, to obtain understanding and support for the program.

PUBLIC IMPROVEMENTS PROGRAM

As a prerequisite to making a Code Enforcement Grant, HUD must obtain adequate assurances that the municipality has a satisfactory program for the provision of all necessary public improvements for the designated code enforcement areas.

With the grant application, the municipality must provide (1) evidence that it has considered the total needs of the area for public facilities including, but not limited to, schools, parks, neighborhood centers, streets and sidewalks, and street lighting, and (2) adequate assurance that any additional facilities needed to assure the stability of the area will be provided prior to completion of the concentrated code enforcement program or within a reasonable period thereafter.

Any improvements provided should not be inconsistent with objections of the Workable Program for Community Improvement and the general plan and with any Community Renewal Program objectives.

The cost of planning, installing, constructing, reconstructing, or repairing eligible public improvements may be included in the code enforcement program cost. Expenditures for the following public improvements are eligible when the improvements are necessary to arrest the decline of the area:

1. Streets, except expressways, freeways, and other limited access streets.
2. Curbs, gutters, and public sidewalks.
3. Traffic lights and signs.
4. Street name signs.
5. Publicly owned street lighting and stationary fire and police communication systems.
6. Street tree planting.

CRITICISM

This program is still very new, having been in operation for about a year and a half. HUD officials charged with administering the program state that interest in the program is growing. In the Southeast there are currently five programs in the execution stage, and more than a dozen applications are awaiting approval.

Objections to the program have been centered around the limitations on funds available for public improvements, and the fact that no funds are available for acquisition. These objections, however, are not serious, and the program certainly supplies a necessary tool for implementation of any plan to eliminate blight.

SOURCES

"Local Public Agency Letter No. 345," Department of Housing and Urban Development, Urban Renewal Administration. (Washington, August 18, 1965)

Interview with Mr. Joe Behrens, District Administrator, Code Enforcement Program.

FIVE PROFESSIONALS with a common interest in the complexity and excitement of urban living and a desire to work on some of the attendant problems came together as a study group in the fall of 1964. The team consisted of Dr. R. M. Dunham, a psychologist (PSY); Elaine Maas AIA, a graduate student in sociology (SOC); Joseph Goeters, a computer systems analyst (COM); Keitt C. Barkley, an architectural designer (DES); and H. F. P. Goeters AIA, an associate professor of urban design, University of Notre Dame (ARCH), who comments:

"Our first aim was to see if we could communicate our particular view of the urban milieu, and then if we could find something worthwhile for architecture in current psychology and sociology. We began by recognizing some of the characteristic social problems that originally helped to inspire urban renewal programs. We thought particularly of the situation people in a blighted area face in meeting society's requirement for social competence and of the questions concerned with social responsibility.

"We knew that conditions such as delinquency have been found to arise where there is not an atmosphere of cohesiveness in which the individual can express his sense of belonging, of identity. We also know that the development of individual competence, whether as social maturity, intelligence or some other form, is enhanced by exposure to a variety of stimuli. Our design, then, would be to encourage the cohesiveness of the neighborhood and to provide a diversity of experience, primarily visual and social, suitable to arouse the participation of the community's youth.

"The Louisville Urban Renewal Competition was chosen as a study model because it was at hand and had sufficient 'reality' as a problem to satisfy our need for a subject. [The submission which materialized did not survive the first stage, and publication of portions of it here is done solely in terms of its interesting approach and in no way is to be construed as an attempt to second-guess the jury.—Ed.]

"The group met four times during a four-week period in sessions of from 1½ to 2 hours each. Then for 10 days beginning with the last meeting, four designers—Kenneth S. Carbajal, James Hagan, Marvin King and C. R. Sundin—joined Barkley and this writer in assembling a specific project.

"We were all instinctively suspicious of group action and consciously tried to function as a creative unit. During the first meeting, the conversation ran at fever pitch, while the shared attitude seemed positive that there was a strong undercurrent of doubt as to what, precisely, we were doing. This was confirmed at the next session, but we agreed we could continue to a total of four meetings and decide in retrospect what we were attempting to accomplish. We did state one overall objective: to formulate social science principles that yield design principles."

The edited transcript of the meetings, illustrated by a number of the resultant sketches, reveals how the group functioned and what it did in fact achieve. As for conclusions relating to the merits of this interprofessional effort, each reader can draw his own.

Design with a Social Conscience

MORELAND GRIFFITH SMITH FAIA
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MEETING I

COM: In New York, you might have an ultra-high rental property next to a slum area; every other block seems like a different environment. But in Louisville, this might be completely unacceptable.

ARCH: Many schools in Houston are designed very much like jails in the sense of making them destruction-proof. My suspicion is that somewhere you cross a line and start defying people to destroy the school *because* you've made it impregnable. Dunham, how would you react to the idea of building a school the way you build a house?

PSY: If there is a psychological answer, it would be in the form of a question: Do you have any reason to think that making a *secure* environment will lead to less destructiveness than making a vulnerable one? I don't know of any good reason to think that the cash loss would be less. I have just encountered a related situation. One of my graduate classes is learning to deal with small children and their parents. One pair of students is observing two approaches as regards three-year-olds. In one case, the family has followed what amounts to the school-system policy—keeping everything destructible out of the child's reach, filling the house with old, hard-wearing furniture. This works in a way, but the characteristics of the family become a little bleak. The real problem arises when the child goes elsewhere. The other family puts away only its most fragile possessions, and maintains the point of view that the child needs to learn something about self-restraint and the value of things. So the atmosphere is a bit more comfortable. I don't know for sure whether the total cost in one case is less than that in the other.

DES: Could we take the family analogy and relate it to communities, as you have taken a problem in the schools and related it to the home?

PSY: What you're saying is consistent with what's been written on maintaining discipline within a community—a sense of what is right, the idea that the family values should pervade throughout.

SOC: You mean to take the family as a prototype and work from that?

PSY: This isn't the way it's usually expressed, but I think it's as good a way as any other; that is, you want a community as well as a family to be characterized by responsibility and also warmth, security, creativity, etc.

DES: You described one family's house as being bleak. Physical things can be quite bleak, and yet the family can be quite warm.

PSY: It *can* be, but this hasn't been our experience in going into these homes. It's been as though the walls reflected the family characteristics.

DES: In urban renewal projects, we are continually confronted with the idea that these are communities of individuals who want to feel they are responsible for their existence. There is always the problem in a large complex of finding some way for these people to do things that are creative with their environment, rather than just occupy space. After all, a standard apartment is a minimal thing. Take artists as an example; they occupy loft space and make it a great place to be in. How about loft space as a part of our solution?

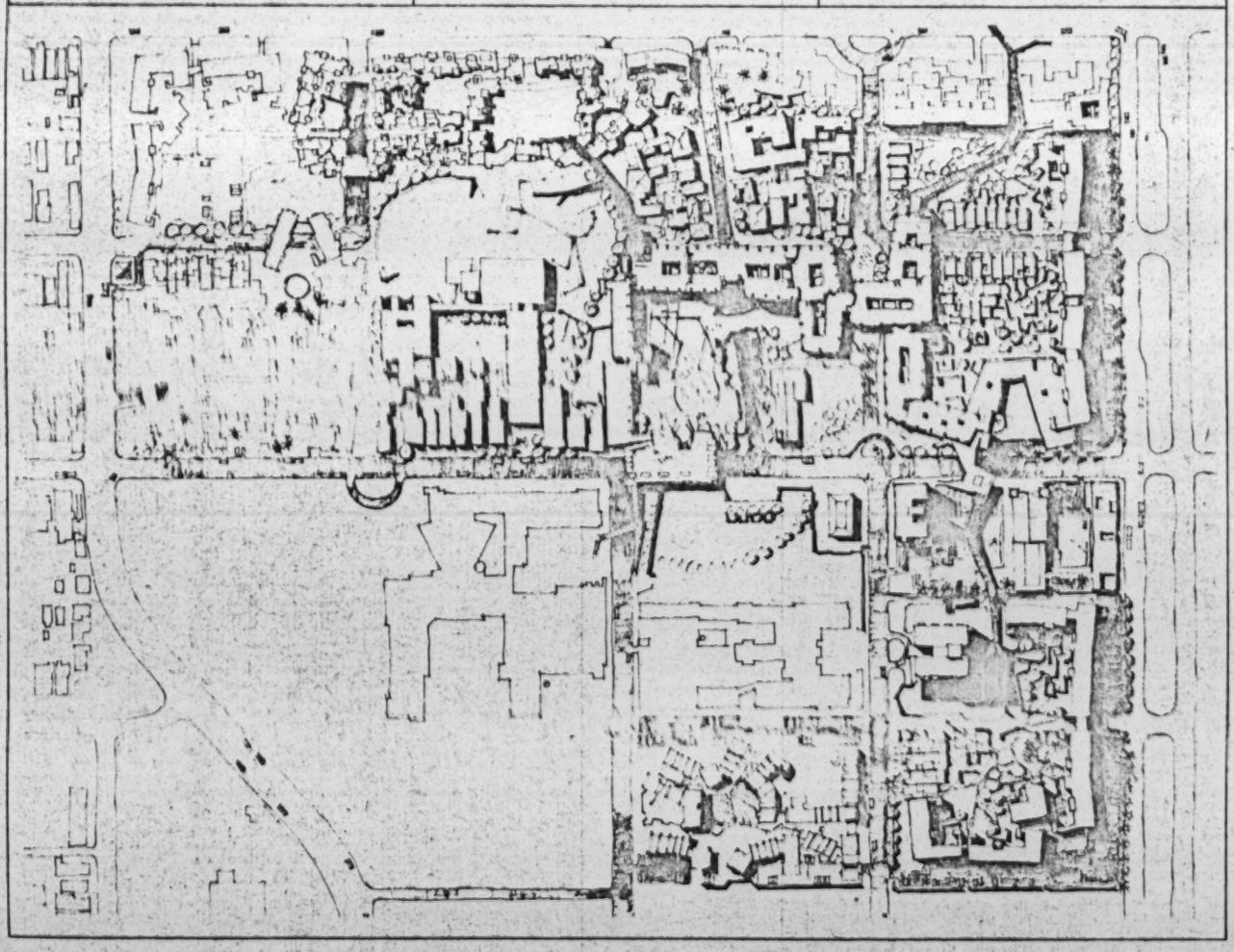
.....What's the difference between making something yourself and going out and buying something you like?

SOC: You mean that the more that people participate in a thing, the more they will feel involved.

PSY: That's a stimulating idea. You go to the downtown area with the general notion you don't touch anything, you don't move anything; if you buy something, you can take it.

DES: What tore me up was that we took out our Farmer's Market. It was a wonderful urban thing, it smelled; you could touch the fruit and vegetables, watch men work. But what did they do? Moved it to the suburbs.

PSY: I wonder if you couldn't build something like that back into downtown. Suppose you were to build a concrete structure in the form of a progressively steeper ramp (appropriately cuved on the sides so that small children couldn't fall off). I would like to know what would happen with such a thing.



SOC: You mean the people wouldn't touch it?

PSY: No! I bet every kid in sight would want to see how high he could climb.

DES: A local architect built a school with an arched concrete canopy. Of course, the problem was that the kids would get on their bikes and ride all the way over it.

PSY: That's the point: Was it a problem?

ARCH: Most of us are now mobile enough so that contrast could be pretty exciting, if the contrast were enjoyable in both extremes; that is, if you didn't flee the downtown to get to the country but would occasionally flee the country to go downtown—because there was excitement there that was nowhere else.

SOC: This idea of complexity and diversity seems to be the key to a lot of things. Scientifically, people are always trying to classify phenomena—what is it that all of the things downtown have in common? They all serve a public order rather than an individual one. There are varieties, but they are all phenomena of the same class. For example, there are no single-family residences. So you really don't have diversity of classes—only variety within the class.

PSY: I want to mesh two ideas that all of you have come up with thus far: that what characterizes New York is the location of an old house next to a high-rise apartment, and that in the downtown area a special atmosphere can be created. Isn't it possible to incorporate these ideas in a place like this? Suppose one of your principles is: The first step will be to examine the area and see which structures are viable and which ones have character—even if it's an unpleasant character—worth preserving.

.... Another thing I have been thinking about building into the downtown area is sharp contrast. Suppose you were designing a neighborhood branch bank—a drive-in on the bottom floor; a main banking area with no walls on the second, with radiant heating and wind control by some system of louvers; and, by using the new system of lighting and temperature control that is available, create a dining terrace on the third floor that is invisible from the ground.

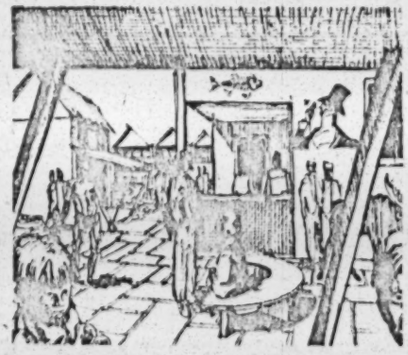
PSY: And one of the old houses could be remodeled into a rathskeller.

DES: You know a group had to exist before you could get a place like 10th Street in New York; you don't just provide the spaces for something like that. Down the street on 14th—it's the same street really without the people there.

ARCH: But this isn't like the infinite number of monkeys writing the New Testament. What happens is you provide an environment that will accept this; provide it in a hundred places, and one of these becomes 10th Street. You don't have to develop the design so far that you say the rathskeller is going to be here. You should provide an environment that will allow for diversity and you'll get some, though possibly not the diversity that you planned. Without the village you wouldn't have 10th Street—but what happens there couldn't happen on Park Avenue.

DES: In other words, you can plan for things that don't have to happen but *might* happen. In group action, though, it seems like an awfully hard thing to plan for. I can see planning for things that create a tactile environment, but I can't understand—except for loft space perhaps.

ARCH: I would like to make a point here for the group vs. the individual approach. No matter how much we concentrate on diversity, we will approach the limit of the individual's concept. It will be, as was said earlier, diversity within a class. It will be the diversity within his rational ability to think. Where the individual might take the idea of loft space and make it a



design scheme, for a group it would become part of a thing for which the scheme was never discovered until it was finished. For instance, trying to state the *scheme* for the village amounts to describing the village.

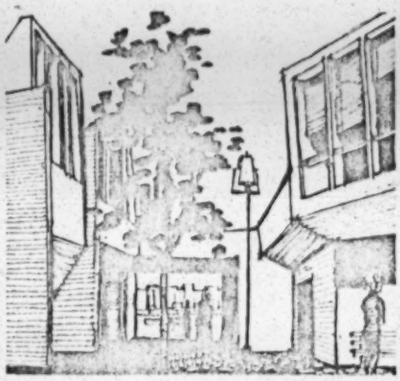
MEETING 2

ARCH: I would like to attempt a statement of our general goal: to uncover social science principles which will yield design principles. And I want to add an aside. I am very wary of this becoming list-making, having fallen victim to such a procedure once before. At least as far as the individual is concerned, all of his ideas of diversity seem to fall, as Elaine would put it, into one class.

PSY: Are you saying that somehow completeness destroys the individuality of the project?

ARCH: I am saying that by being too rational we could even destroy some of our principles.

SOC: Since this is a competition to design a housing area for a city, shouldn't we know whom it is for, what economic and ethnic groups will be living here? Or are we looking for principles that are true for all people all of the time? I think it is important to make something explicit here; that is, that if as a group we are only discussing how *we* would like to see a city or area designed, this is all right. But the idea needs to be made emphatic, for then you realize it is *our*



values we are discussing and not necessarily those of the people who may in fact be occupying the area. We are simply talking about a place *we* would like to live in.

ARCH: Can't we give our project a highly special character, just as the village has a special character?

DES: But not like the village.

ARCH: Right, but just as unique. The normal developer chooses from among given stereotypes. I don't think we should fall into the same trap. What we do here should be unique and to some extent unpredictable.

..... What I'm saying is that if I were building a house for a client I didn't know, I wouldn't make it an anonymous house. I would make it a very strange house and let someone who liked that kind of thing buy it. Let's put forth all of the hopeful ideas we have for a place like this, and let them sort of roll around and see what happens, instead of trying to state first what we will or won't do. Let's think of things we might do, and maybe from this we can develop principles. A principle is an abstraction of choices, and I'm afraid if we state our principle in a certain way, we immediately limit our number of choices more than we actually wish.

SOC: I have read that people need an image, need to have something physical that marks the boundaries or the structure of their cities; that people want something they can identify with.

ARCH: This is a rationale for the megastructure. Perhaps we could accomplish this the same way be paving all the streets with cobblestones and lining them with street lights and trees so that the minute you step on the

cobblestones, you are home—your neighborhood.

DES: This sounds like picking out all the colors for an office building, picking each one in good taste.

ARCH: You know how it is when you are driving around town, and one house seems to stand out as being nicer than the rest. When you look carefully, you realize that what distinguishes it is someone's good taste in the selection of materials and colors.

DES: On the funny little street where I live, there is a house that is sky blue with red planters. No discriminating person would have selected that color, but I like it.

ARCH: I was suggesting a way to establish an identity for an area.

DES: To take a negative point of view, there are many areas in New York with a strong physical identity that are unpleasant, and there are some other areas with no apparent physical identity that have a strong social identity.

COM: Do you know where Murray Hill is in New York? The only way it can be identified is on a map. In going through or driving by, it is just like any other place.

SOC: Getting back to what we were saying earlier, the place ought to allow the individuals to manipulate and change the area.

DES: I think we all agreed on the point last time that people should have some effect on the world they live in. It's very healthy.

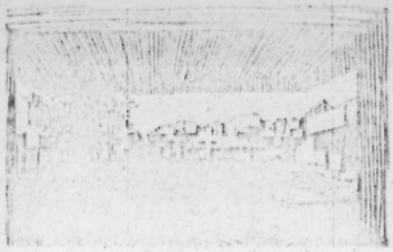
ARCH: But what an enigma! How do you get people to take an interest in their environment?

DES: Maybe it takes New York for there to be a village, maybe it takes New Orleans for there to be a French Quarter.

PSY: I'm ready to start talking about what we are going to do and how we are going to do it. First, we are close to the Louisville Restoration Area, which I will assume will be handled like Williamsburg, and here is the Civic Center within six blocks of our site. And over here is the central business district and across the way is the Medical Center, which could provide some of the type of cultured people we would hope for in our area.

ARCH: More specifically, low-income cultured people such as nurses and interns.

PSY: The areas around us already



have an identity which makes it easier to sell the idea that our particular area should have an identity too. I would like to name it Boone Parish. This would imply individuality, initiative, democratic values, and I would also like to imply that there is a cohesiveness about this area that people within it feel for one another. I think we ought to have the edge of this project marked off some way. I would like to put a 6-foot wall around it, but I don't think we can, so I'd like to suggest an overwide sidewalk or lawn area. And then a 4-foot wall, another 25 or 50 feet before the first building—and then close all the streets. Next, in keeping with the idea of diversity, one of the things we would want is a variety of architectural styles. This would involve keeping some of the buildings, especially those relating to the Louisville Restoration Area, and we could use cobblestones on the streets that are closed. We are within easy-seeing distance of the river which suggests a luxury apartment, but it should not have its own services in order to encourage contact with the tenants' neighbors. One of our main principles would be developing a neighborhood that would welcome people from all income levels.

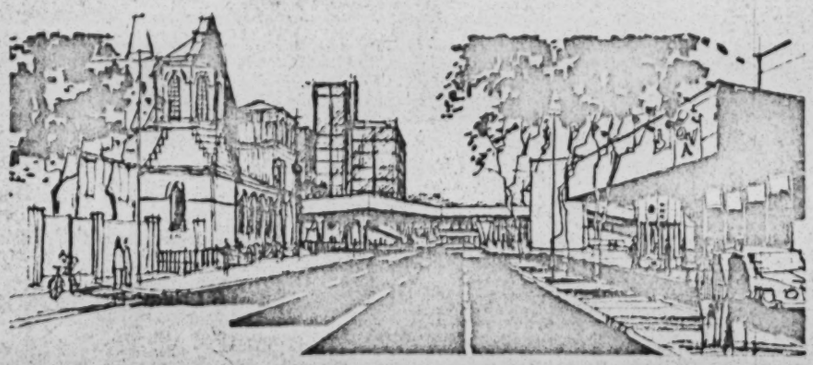
ARCH: In view of the controlled rent situation, couldn't we accomplish diversity by concentrating on other characteristics?

PSY: No.

ARCH: Joe, you stated a problem earlier; now I want you to try to answer it. How do you deal with the iron-headed individual when you are planning?

DES: Who is the iron-headed individual?

ARCH: He's the guy who does all the things we've talked about. He opens a rathskeller. He's the one who rents a $90 apartment when he can afford a $200 one. He takes loft space and turns it into great studio space.



COM: If you could get enough of these people together, you'd get what you want without planning. In Chicago there is an area called Old Town, which used to be rundown, but is now the swingingest part of the city.

ARCH: This always seems to occur in an area where you can stamp your personality and usually where there are old, unused buildings.

COM: One of the initial drawing cards is that the rent is cheap.

ARCH: We have that here because the rent is supposed to be held down.

COM: A point you have overlooked is that the residents of the village have the highest per capita income of any area in Manhattan.

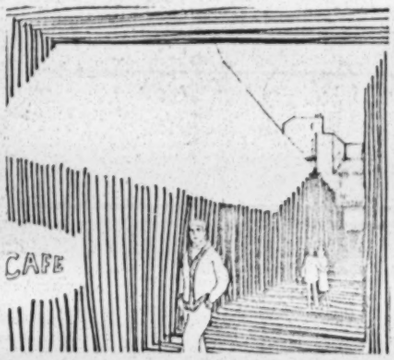
PSY: Ten percent of the population because of some special talent could establish the identity of the area.

COM: One of the things that concerns me is that we talked about putting in a specific kind of pastrami shop, but I still have the feeling that it's all going to come out the same.

PSY: The thing that produces stereotypy is not what we encourage people to do but what we keep them from doing.

SOC: This is our answer then—no restrictions.

ARCH: It isn't really that simple.



SOC: It seems that many of our ideas are contingent on individual ownership or owner-occupied dwelling units; that is, someone who rents has limited liberty to manipulate his environment.

ARCH: Joe, how do you write a computer program to get an infinite number of variables?

COM: You are really looking for an optimum. Your given expression to solve might be *diversity* = *MAX*. This is not a fixed solution, it is a maximum. You start anywhere and try to approach a best solution.

ARCH: One of your parameters could be there won't be 100 percent of anything; no characteristic or element would appear in the entire project.

COM: Yes. I don't know whether we could ever solve this problem on a computer, but what we are doing is analagous to a linear program. You are given a statement of the problem, a solution you want to arrive at, and any beginning point. You can't possibly examine all of the intermediate steps in arriving at the optimum solution by hand, but on a computer you can examine every possibility.

ARCH: How do you set up a program for *variety = MAX* or *Diversity = MAX* without knowing in advance what MAX is? The way we've been going about it, we have decided what MAX is in advance.

COM: In suboptimizing, you have to have constraints on the modules of the problem. As Hesiod put it: "A generation of men is as a generation of leaves."

MEETING 3

DES: I think we have established some critera. For instance, we have decided that any stratification either by income or social group is wrong, that we should have a mixture. I feel that this area should be a cross section.

ARCH: Would you agree with me if I said that it should be distinctively unlike the rest of the city but diverse?

DES: Right, just as a person stands in relation to a race. If the person is whole and healthy, he has a certain broadness of outlook and maturity which makes him similar to all other people. But he has his own personal traits which are unique.

SOC: But every community is like that.

DES: No, it seems that every city seems to stratify.

SOC: Are you going to go along with that?

DES: If you leave cities to "natural" forces, areas tend to become specialized to the point at which you can recognize people from different parts of town.

ARCH: I'd say this was a good thing.

DES: I'm not clear on what I am saying, but somehow we should be able to do a renewal area that doesn't need renewing.

ARCH: Haven't we stated several ways of achieving this? By keeping some old buildings, by being able to sell off small parcels of land so that 50 years from now some of the buildings will be 100 years old, some 50, some 5.

DES: If you have an area that represents as many kinds of interchanges as possible, this area should continue to be self-renewing because it's never subject to a mass evacuation or status evacuation.

SOC: What about the need for privacy? Some place—out-of-doors—where people can fight or argue in private.

DES: Some people don't need privacy.

PSY: This has not been established either way.

SOC: There were some experiments in Topeka which demonstrated that the need for privacy cut across all other characteristics.

DES: In the Marseilles project by Le Corbusier, the walls between the apartments are lead blocks, and the tenants found the lack of sound transmission disturbing.

ARCH: But isn't this because there is no place for accidental social interchange?

SOC: It's sort of like a maximum security prison.

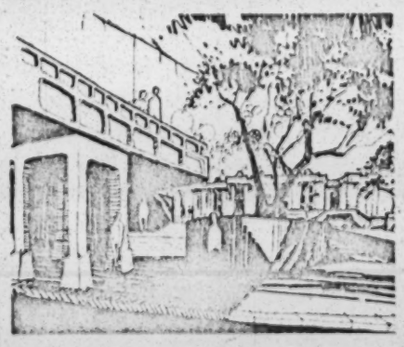
DES: There is a need for some sound transmission so you have the feeling, for example, that someone could hear you if you called for help.

ARCH: Isn't this just because there are no comfortable areas for social exchange?

DES: You mean like the backyard-over-the-fence exchange that goes on between housewives?

ARCH: You could put all of the schools and all of the shopping in one giant pedestrian complex and then remove the housing and isolate it in blocks or groups. Suppose we were to consider a 16-hour school with several characteristics (perhaps these are a little oversimplified). Suppose they were activity areas; for example, a science area with lab benches, a library, and they were all covered by one structure—like areas within a park. Try to break down the standard idea of this being a building so you are dealing with places within something. Here the students and the residents of the area could sit in on any of the activities at any time, and the students would have to be somewhere, but it didn't really matter whether a second grader sat in on a chemistry experiment at 12th grade level or second grade reading class. You would be dealing here with community activities that during the day would be child-oriented, but there would be a free range most of the time. This relates to Dick's idea of having a center or forum and the discussion of bringing the school more into community life.

SOC: To put this in the form of a principle or general statement, you're saying you want things for people to do in a community-oriented area.

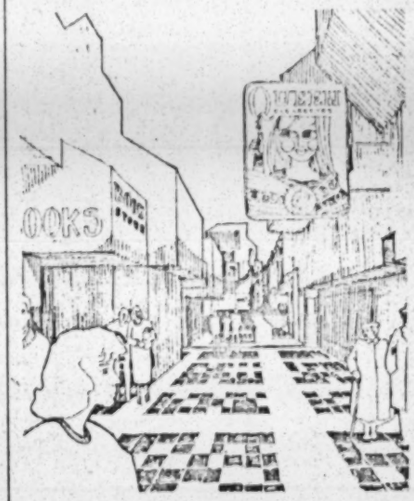


ARCH: I'm saying that we want a hub or center for community life. Now what is it? Where is it? What is its nature? We have talked about recognizing our area by its physical boundaries, but we've never talked about a convocation of the people who live here.

SOC: If you are going to get a diversity of population, you don't want to exclude people from activities.

PSY: Some of the public facilities are already there— schools, churches, etc.

SOC: In outline then: Everything is in the interrelation between people and environment. We need a diversity of architecture (that is the environment) and a diversity of people. We have some basic needs that must be met: privacy, security, chances for interaction. The latter has to do both with people *outside* the area, which involves the kind of streets and how you let them come in; and with people *inside* the area, which includes people interacting in parts of the area and also the relation of the parts to the whole area—this is where the center or hub comes in. Then there's another category we'll call miscellaneous. The identity of the area needs to be felt in terms of the architecture, that is physically, and another identity by participation, that's the common center.



ARCH: Two points: When you talk about interaction with the environment—an example being a courtyard—you have to be specific because not all courtyards invite interaction. Second, the hub or center can be anywhere.

SOC: When I speak of interaction with the environment, I mean tactile or visual interaction.

ARCH: In between the individual residents and the center or forum, where is a place for interaction?

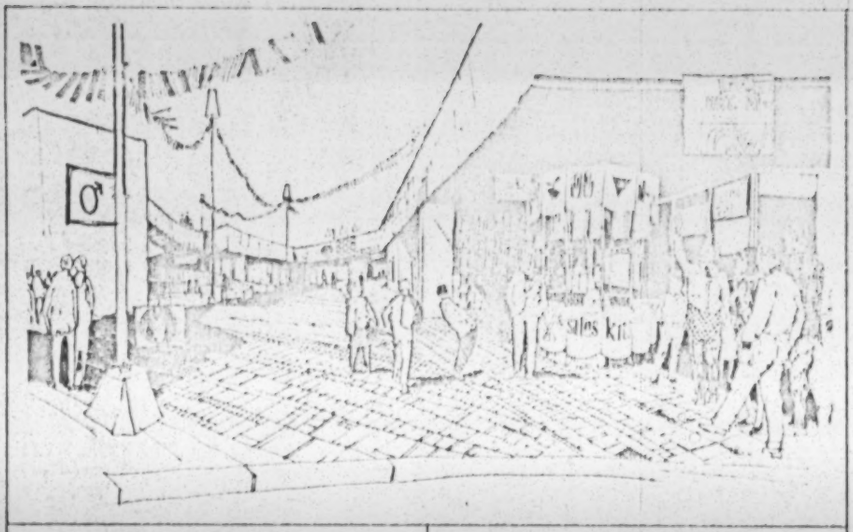
SOC: It would seem to me places like a little park, a bakery.

ARCH: They are usually empty.

PSY: No, no. Coffee shops in Vienna are not empty.

ARCH: This isn't Vienna.

PSY: No, but it can be, though. To get on with the discussion, there are things already existing that constitute logical parts of this center. For example, this area has a boundary which will enhance its identity. It provides for an opportunity for commercial and educational and political varieties of interaction of a public sort, and this raises the question of whether there should be private outdoor areas. Very early we talked about footpaths feeding into the center area. It's only a maximum of two blocks from any point to the center. There would be no thoroughfare except for service roads.

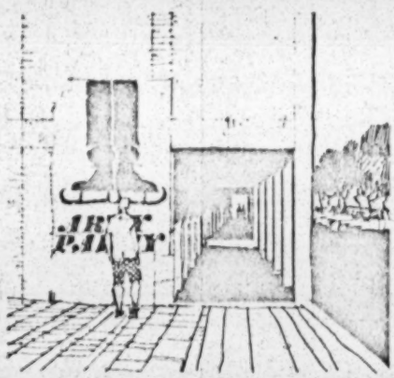


People would be funneled down toward the middle. Could our need for outdoor privacy be met by benches and planting in widened areas along the footpaths? Let's call them parklets so that neighbors could end up watching the sun go down or getting away from the kids for a few minutes. These could be toward the periphery and wouldn't be commercial but something between primary and secondary group functions.

ARCH: What are primary and secondary functions?

PSY: I mean between the lack of privacy of the family and the lack of privacy of the market. It would be the privacy you would be able to get walking on a country road; that is, you may run into someone or you may not. In any case, you could relax and not be under downtown pressure or home pressure.

ARCH: Let me bring up several points here. First, I have found out that the area is predominantly Negro, and this is a Negro high school. There will, of course, be open occupancy, but things being the way they are, it will likely



be a Negro neighborhood. All the things we are tending to do to establish a strong identity in this area would tend to reinforce the characteristics of the all-Negro neighborhood.

PSY: A ghetto, in other words. We have a real serious problem with the idea that this is going to be a Negro neighborhood. I think we ought to attack that head on. If both the high school and the elementry school are going to be Negro, then unless we take very direct action, we are sunk; we will not have any of the things we asked for in the beginning. We've got to break that pattern or we've got to design for a Negro lower-class citizen. And we haven't been designing for him.

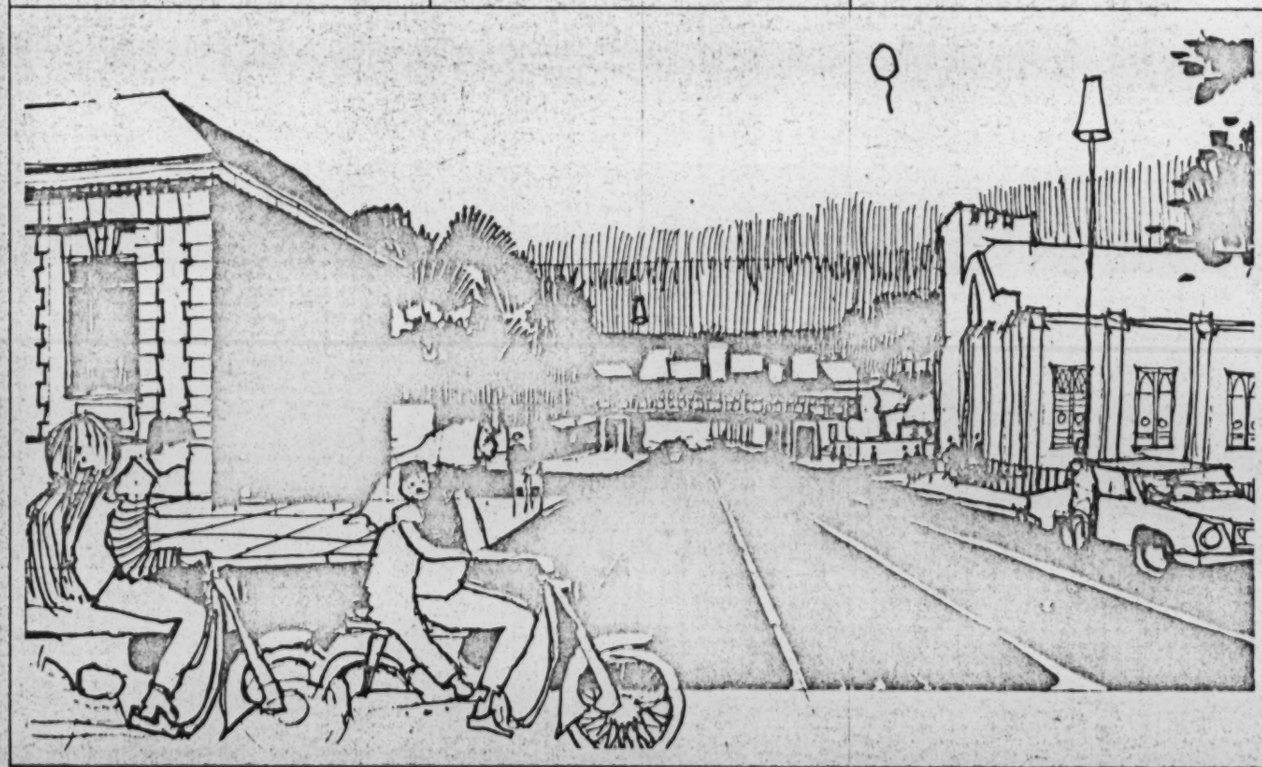
ARCH: In addition, this rental scale is close to governmental housing.

PSY: One way to do this would be to gain the cooperation of the Medical School or Hospital Complex and the Chamber of Commerce. We could have a higher rent structure as one of our stipulations, and insist that a characteristic of this in a very final way would be to build in institutions that would control the ratio. Coming back to an idea that Keitt proposed, we could try to make sure that the representation in this area approximated that of the community as a whole.

ARCH: Like an immigrant quota system?

PSY: If it takes a sociological institution to do it, then let's build the institution in with the architecture. Then we can say that one of the unique things we are doing is not artificially separating architectural design from social institutions but recognizing that they have to work together for some acceptable purpose.

DES: Getting back to the Negro neighborhood concept, you need to break into a big block, and the fact is that this community might be formed with blocks A, B, C, D, E, F. "A" may be student housing, while "B" may be an enclavish type of



court housing, designed for medium or high rent. We could put these large blocks in, and even though in the scheme they are quite separate, in the community they wouldn't be; they would be components of it.

ARCH: You could have hidebound small groups, and this would perhaps help with the institutional aspect but forced so that everybody mingles—then you would be less conscious of it.

SOC: Nurses and interns and students are the people who would be the people who would live there, not older couples.

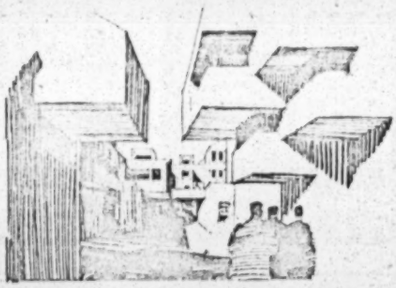
ARCH: There already is an old-folks home there.

SOC: It might be a Negro old-folks home.

ARCH: It's not.

DES: An old-folks community could be a real part of this project.

ARCH: Nobody loves kids like old people.



PSY: This would sell the point that we are really not going to have a ghetto.

DES: Your high-rise would be another kind of area.

ARCH: No, this is specifically excluded from the plan.

PSY: Why?

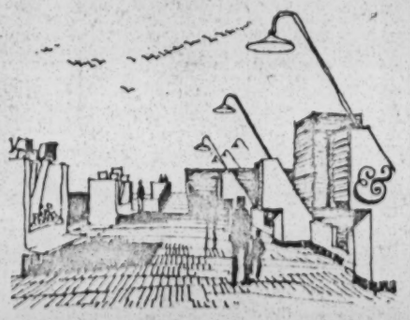
ARCH: Watch that Dunham! They say there is one street you have to leave in the middle of the project, and he says, "Well, let's just take it out."

PSY: This is a very good point to discuss because it illustrates a whole category of problems we are running into here. They refer to this as a planned thoroughfare. Now what does that mean? The City Council has passed a law it is going to be that way? A city planner has decided that this looks like a street that people could go through on?

ARCH: It means that there is an overall plan for the city that says every fourth street will go through.

PSY: I don't mind challenging this.

ARCH: I don't either. I do want to keep one aspect of the program in-



tact though. Can't we find at least one innocuous requirement that we won't challenge?

PSY: If we are going to draw in people from the Medical Center, then one of the best things we can do is to get them up high enough to see the river—then we have a sure seller.

DES: Remember, we discussed earlier the idea of taking houses torn down for freeway construction and moving them lock, stock and barrel some place and jumbling them all in together with footpaths between and renting them as is for 5 cents a square foot.

PSY: So, if someone wanted, he could sleep on the floor in a sleeping bag.

DES: Or have a studio or a shop.

PSY: This idea appeals to me because I can imagine a poor Negro family living next to a family who has developed its space, and then you have exactly the right sort of social tensions.

DES: I think we should have a place like that where for very low rent . . .

ARCH: So that's another thing we're going to violate, the rental schedule.

DES: It might be that we would use their figures for an average rental.

ARCH: We'll make it a patchwork quilt.

DES: A *big* patchwork quilt. We need big, strong things to drop into this area so they don't get swept away and become a ghetto. One thing would be student housing, another an artist colony, an old-folks community.

PSY: Another thing might be a high-rise with an Olympic swimming pool facing the river.

ARCH: For the young moderns?

PSY: Yes, the young moderns. And just get $10 or $15 above the minimum and rent them to Medical School people. But every Negro school teacher who is within walking distance is going to want to live there, and you get integration automatically. Also, it gets away from the only swimming pool being at the segregated high school.

ARCH: We are now left with no community identity unless it is visual. Don't we have a way of having social identity?

DES: You can have a social identity.

ARCH: How.

DES: You simply force people to walk.

PSY: I know what would bring people in from all over the town. And if you could reach it only by walking, you are just about integrated on the spot! There is a flying saucer ride in Disneyland—people love it and go through it again and again, and it's cheap.

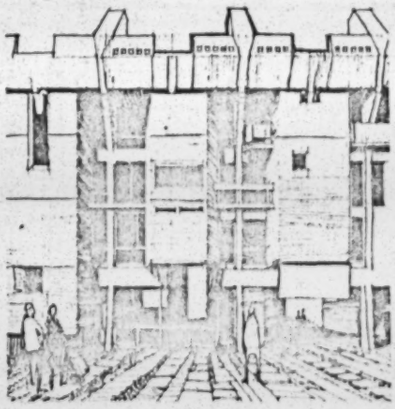
DES: You are proposing then an amusement park?

PSY: Not exactly. I'm proposing to put one *thing* here that there's nothing like it in that part of Kentucky. Not so colorful as to sound like we are rebuilding Disneyland but low-cost entertainment for all ages of people.

FOURTH MEETING

PSY: I have tried to abstract and reorder the things we talked about. Our ideas seem to be in three categories: cohesiveness and complexity of two kinds. One kind involves ethnic variety, individual initiative and freedom; the other the stimulation of intellectual capacity or sophistication of some sort by environmental complexity. You might say that we are talking about complexity on the one hand and democracy on the other. The point about environmental complexity is easier to defend because there is a great deal of technical literature available on this subject.

ARCH: Architects seem to divide themselves into two groups on this score. There are those who favor a simple environment and those who favor a complex one.



PSY: This is precisely what has been found in studies on creativity. Artists or architects who are identified by their peers as creative tend to choose complex forms of stimuli.

ARCH: Is this the same as the experiment you mentioned earlier by Ivo Kohler?

PSY: Not exactly. His point was that for each person there is an optimum complexity which relates to the esthetic experience. Prior to this optimum, things are dull; and after the optimum is passed, the experience becomes unpleasant or chaotic. He didn't care if one person were different from another in terms of his optimum. His point was simply this: To have an esthetic experience was to be con-

fronted with a certain degree of complexity. The sequence, then, is boring-beautiful-chaos.

SOC: Referring to an article in *Harper's* about communities that develop a *Gemeinschaft* feeling, the editor says that in this sort of community the people tend to be alike and not very progressive, whereas one of the US characteristics is that we have given up the *Gemeinschaft* or "we-feeling" for mobility and diversity of interest. He says it is a question of whether you want to eliminate conflict or cohesiveness. The editor suggests that conflict is essential.

ARCH: This "we-feeling" seems to be a characteristic of rural societies or villages. They tend to be much more cohesive but at the same time they are much more conservative and slow to change.

COM: I agree that you don't want to eliminate conflict, but don't you want some sense of camaraderie?

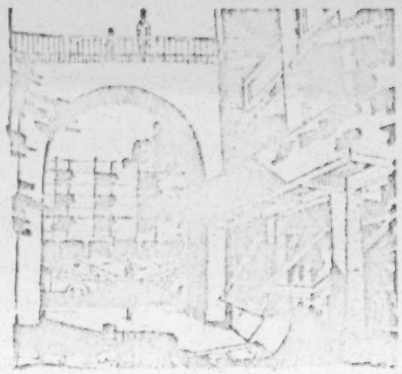
ARCH: I have given five people areas within our site to work on within a grand plan. The idea is to let each develop it as though it were a separate architectural project, to bring it up to a point of having some substance before we do our planning. I'm hoping to get here a sort of tension between the pieces and the whole so that neither really dominates and both have a strength of their own. We begin here to get into artistic principles which we have not discussed. This conflict between the project and the unit is one, our idea of the multiplicity of images is another, and our idea of random intervention a third. The latter means that a scheme needs irony, some stubborn characteristics; something irrational, something off the point. The multiplicity of images is a view of the world in which the pictures or images in it have fuzzy edges and overlap. Life is a series of overlaid images which partly obscure each other. This is a vital characteristic which architecture can lose by being too clear.

PSY: Here are some things I consider important: *planting variation; water* of various kinds, especially for contact, as in wading pools; *sand; paving; facade textures; form variation; sculpture*, which may include concrete castings (anything that is complex in three dimensions provides the developing individual with the opportunity of learning space relationships); *wall characteristics* imposed by the nature of the materials used or by painting patterns on them; *sound and vision control* in the layout of the relationship between buildings.

ARCH: For privacy . . .

PSY: Not only for privacy but for the complexity we spoke of. For instance, I found myself trying to figure out ways in and around these buildings you've drawn. In doing that, I'm better able to solve problems involving spatial relationships. To continue my list: *sight variations* particularly the unexpected and isolated experience like the dining garden on the bank building's third floor; *color variations* including multicolor facades; *sunlight control; height variation* in terms of passageways, high-rise buildings; and finally, *a public height*, such as an elevated pavilion or terrace, moderately large somewhere in the central area but high enough to see the entire neighborhood and as far as the river plus a view of downtown Louisville.

ARCH: We have a real enigma trying to present the solution without written documentation. Maybe we should show with headlines people running, jumping and standing still so you don't have to read it to see it.



. . . . . Normally the architect isn't trying to unite social institutions with architecture.

PSY: The question of social institutions comes later. We are talking in terms of social and psychological principles.

DES: I think one of the wonderful things about this concept is that it can be presented as imagery rather than in a diagramatic way. How do you show variety better than just showing variety? How do you show sunlight on the floor other than just showing sunlight on the floor?

PSY: Here is an attempt to summarize some of the other ideas that have come up. With relation to our idea of cohesiveness, I thought that we could point out its relationship to personal identity or a sense of belonging. Cohesiveness involves our notion of a parish or neighborhood, parish being a more distinctive term. We spoke of a cynosure, totems, institutional elements, such as the forum or the possibility of a neighborhood patrol or newssheet; the center, providing various services including entertainment—the public pool that would help identify the area and draw people together; the communication issue including transportation, streets, parks and parklets to facilitate public mixing and public privacy; and democracy—there are quite a number of studies of democracy as a social style for a community, much literature that can be cited in support of this.

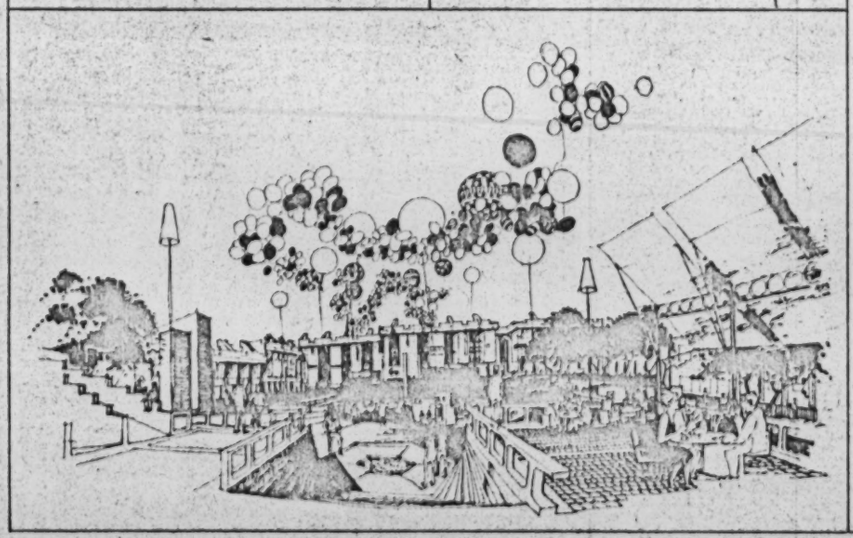
ARCH: I am tremendously concerned about some of our proposed violations of the program, which says: "Any submission which does not adhere to the mandatory requirements of this program may be withdrawn from competition by the jury."

PSY: Well, it does say "May be withdrawn"; at least that offers some hope.

ARCH: And I guess we really don't have any choice in terms of what we have set forth. I notice also a paragraph in the program's introduction which says: "The architect's responsibility in a program such as urban renewal must extend beyond the tools of his drawing board. The physical environment and social behavior are so closely interrelated that the architect cannot ever forget the social aspects. He should respond creatively to the needs of the total environment."

DES: Why, that's what we're doing!

ARCH: I hope so. ■



DIRECT LOANS FOR THE ELDERLY AND THE HANDICAPPED

PROBLEM

There are more than 20 million Americans 62 years of age or older of whom a large part are badly in need of housing that will satisfy their special needs. A high percentage of them are completely unemployed and have relatively low incomes and some of them have health and physical problems.

PROGRAM

The Federal Government has prepared several programs to deal with this problem and the Direct Loan Program is one of them. This program was authorized by Section 202 of the Housing Act of 1959, as amended by the Housing Act of 1961, the Senior Citizens Act of 1962, the Housing Act of 1964 and the Housing and Urban Development Act of 1965. The Amendments enacted by Congress in 1964 and 1965 also extended occupancy elegibility in housing for the elderly developed under this program to the physically handicapped.

This program provides low-interest(3%), long term loans to non-profit organizations, private corporations, consumer cooperatives and public agencies(not receiving financial assistance from the United States exclusively pursuant to the Housing Act of 1937) for the construction of rental housing for this sector of the population. Such loans may be made for 100% of the development cost of the project for up to 50 years. The applicant for the loan must show that it is impossible for him to get the funds from other sources upon terms and conditions equally as favorable as the terms and conditions of this program.

AIM

The aim of this program is to permit development of housing to serve those elderly and handicapped people whose incomes are above levels set for admission to public housing projects but below that needed to pay the rentals for adequate private housing. However, low income senior citizens and the handicapped can be served under this program through rent supplements authorized by the Housing Act of 1965. Each

project must take into account the needs and desires of these people for privacy, participation in social and community activities and acces to community services.

ELEGIBILITY CRITERIA

The project must be a rental housing project. No nursing homes, hospitals or similar medical establishments are eligible and the housing may not be used for transient or hotel purposes.

Loans may be made for the development of eligible housing and related facilities through the rehabilitation of exiting structures including their alteration, conversion or improvement. In order to be eligible, the total cost of acquisition and rehabilitation should be considerably below the cost of new construction, the rents should be lower and the project should be completed sooner than new construction.

Families or persons will be admitted regardeless of race, creed, color or national origin. Occupants may include:

a. Persons who are 62 years of age or over
b. Families the head of which is 62 years of age or over
c. Two closely related persons, both 62 years of age or over
d. Two unrelated persons of the same sex both 62 or over
e. Family members under 62, other than the head of the family or spouse, will be admitted as permanent residents only if their presence is essential for the physical care or economic support of the eligible occupant.
f. Handicapped families, the head of which or his spouse is under 62 and handicapped single persons under 62 are also eligible for occupancy if determined to have physical impairments which are expected to be long continued or substantially impede the ability to live independently.

Income limits are established for the area in which the project is located to assure occupancy by those families or individuals within the middle income range. The rents fluctuate from $50 to $100 a month. In a nation-wide basis, the income limit for an individual is $4000 and $4800 for couples.

Certain social and service facilities are eligible costs under the

loan but it is important to make the maximum use of the existing facilities in the community. Some eligible related project facilities are:

a. Management office space
b. Workshop and storage space
c. Recreation and social center
d. Craft shop and art room
e. Center of educational counselling and employment services
f. Health examination and emergency treatment
g. Cafeteria and dining hall
h. Fall-out shelter
i. Commercial facilities

FINANCING

The applicant is encouraged to employ interim financing from non-Federal sources to finance the project during construction either by the use of its own funds or by temporary bank loans, based upon the Government loan agreement.

USE

At the present time, there are $420 million worth of applications for the whole nation. There are 214 approved projects consisting of 27118 dwelling units worth $322,995,000. Construction has been completed for 109 projects consisting of 11,503 dwelling units for a total cost of $131,917,000.

OTHER PROGRAMS

Other programs develloped to solve the housing problems of the elderly:

a. Aids to single family home purchases - FHA insured mortgage
b. Low rent public housing
c. Nursing homes - through FHA, Small Business Administration and U.S. Public Health Service

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R. F. HELGET

SECTION 703 - GRANTS FOR NEIGHBORHOOD FACILITIES

HOUSING AND URBAN DEVELOPMENT ACT OF 1965

PURPOSE: The Neighborhood Facilities Grant Program provides financial and technical assistance for the development of neighborhood centers which can house health, recreational, social and other community services and activities for low and moderate-income groups.

ELIGIBILITY: Any local public body or agency (city or county) or In dian Tribe may apply for a grant (no size requirement). A non-profit agency (eg. Red Feather) may also apply. However, they must prove, as must the local body, that they will (1) have the legal, financial, and technical capacity to carry out the project, (2) they will have satisfactory continuing control over the use of the proposed facilities for a minimum of twenty years.

BASIC PREREQUISITES:

(1) That the applicant determine the extent of the subject neighborhood. This size may be different for each city.

(2) That the project will provide a neighborhood center that is necessary for carrying out an existing program, eg., Community Action Program.

(3) The operation of this neighborhood center will provide increased services for the area and will not result in a decrease in services elsewhere in the community.

(4) The facility must be located so as to be available for use by a significant portion of the community's low and moderate-income residents. In smaller communities (25,000 or less), a center serving the whole community may be eligible.

(5) The neighborhood facility must be consistent with comprehensive planning for the development of a community. If a comprehensive plan is not yet in existence, the neighborhood facility must be designed in conformance with the community's planning goals.

GRANTS: The Federal grant may not exceed two-thirds of the development cost of the center. However, in an area designated as a redevelopment area by the Economic Development Administration of the Department of Commerce, the Federal grant may cover up to three-fourths of the development costs. In only a few states (New York, California, Pennsylvania) is state money available for this type of program.

DEVELOPMENT COSTS: These include costs of preparing plans for the facility, purchase price of the land and related costs, demolition, relocation, site preparation and construction of the facility. They may also include the rehabilitation or expansion of an existing structure. If individuals, families or businesses must be relocated the Federal grant will pay 100 percent of the cost.

PROGRAMS OF CENTERS: The neighborhood centers should be multi-purpose and provide a wide range of services and activities.

Some types of programs are: (1) day care centers, (2) legal advice and services, (3) family counseling, (4) job training, (5) Youth Opportunity Center, (6) Project Head Start, (7) Relocation information, (8) special health services, (9) Community Action Program, (10) recreational facilities

EXAMPLES: 135 communities in the southeast have applied for these grants. Three examples of programs which have been accepted are:

(1) Chattanooga, Tenn. - This facilit y will be located in a neighborhood of 9,000 residents, as an addition to a four year old junior high school, surrounded by a public park.

(2) High Point, N.C. - Neighborhood containing a population of 10,000 - 12,000 will be served by five or six facilities scattered throughout the area.

(3) Jacksonville, Fla. - The facility will be centrally located in a separate structure for a neighborhood of 15,000 - 20,000 low-income inhabitants.

SECTION 703 - BIBLIOGRAPHY

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URBAN BEAUTIFICATION AND IMPROVEMENT PROGRAM

The Urban Beautification and Improvement Program is authorized by provisions of the Housing and Urban Development Act of 1965 which amends Title VII of the Housing Act of 1961.

What The Program Is

The Urban Beautification and Improvement Program is designed to help communities become more pleasant and desirable places to live.

Who Is Eligible

Any State or local public body with authority to undertake urban beautification activities and contract with the Federal Government to receive grants for this purpose is eligible for Title VII assistance under the Urban Beautification and Improvement Program.

Eligibility Requirements

The beautification program must be carried out in an urban area that is actively engaged in comprehensive planning. The program must be consistent with the local comprehensive plan.

The grant is limited to beautification and improvement activities directly related to open space and other land that is publically owned or controlled, such as streets, parks, sidewalks, and plazas.

Beautification activities undertaken with Title VII assistance must be part of the locality's beautification program. This program must be officially adopted by the government responsible for its preparation. The beautification program shall include the goals of the program, establish priorities for the next 3-5 years, describe the public and private resouces and actions to be utilized in implementing the program, and show what local action is being taken to cause the removal of ugly features.

Classification of Eligible Activities

The following classification of eligible activities has been established:

Group I Upgrading and rehabilitation of parks, including construction, renovation, or provision of basic water and sanitary facilities, interior paths, walks, roadways, landscaping, shelter, and other similar items normally associated with park and open-space areas.

Group II Design and construction, substantial upgrading, or other improvement of public places such as malls, squares, plazas, and other waterfront areas, including construction or installation of fountains, decorative pavement and lighting, planters, street furniture, kiosks, and other similar improvements. Activities in behalf of the arts, such as construction of facilities for outdoor exhibits, may also be included.

Group III Communitywide activities to upgrade and improve the appearance of streets, greenways, parkways, waterfronts, stream valleys, rights-of-way, and other nonrecreational public places. Eligible activities include tree planting; landscaping design, construction, and installation of special street furniture, signs, benches, and decorative fencing; and other measures to beautify the area over and above normal maintenance.

Group IV Activities to beautify and improve historic and other public building sites, including installation

of special lighting or paving, landscaping, special fencing, and related work.

Ineligible Activities

The following costs will not be eligible for an Urban Beautification grant:

ordinary overhead, administrative costs, and maintenance activities

cost of major public works projects such as large buildings, museums, zoos, golf courses, swimming poos, marinas, dredging, levee or dike construction, etc.

cost of land acquisition

cost of citywide or areawide urban design plan

cost of activities for which Federal assistance is available under other programs.

Amount of the Grant

The Federal grant assistance is 50% of the proposed annual beautification expenditure minus the average yearly expenditure on urban beautification for the last two fiscal years. For example:

1967 proposed urban beautification expenditure	$ 400,000
average expenditure on urban beautification 1965 and 1966	100,000
difference	300,000
grant is 50% of the difference	$ 150,000

The maximum allowable grant on any single item is $25,000.

Critique of the Urban Beautification and Improvement Program

The way in which the grant is computed penalizes those communities which have an active program of urban beautification.

The program offers too many opportunities to use it to secure recreational facilities. There is nothing wrong with the Federal Government aiding communities to improve their recreational potential but this should be carried out under a separate program. Local governments can stretch their recreational dollars under the quise of urban beautification. Recreation areas are not necessarily beautifal.

Source of the material:
This is a synopsis of the Department of Housing and Urban Development Letter No. UB-1, November 24, 1965.

King Helie
Jan. 25, 1967

P.61
P 14

25 January 1967

RELOCATION PAYMENTS UNDER FEDERALLY ASSISTED DEVELOPMENT PROGRAMS

Relocation payments are made to an individual, family, business concern, or non-profit organization displaced by a federally assisted development program to cover the expense of moving. The United States Housing Act of 1949, as amended, places conditions and limitations on the payment.

DIFFERENT RELOCATION PAYMENTS

1. A payment to an individual or family for reasonable and necessary moving expenses and any actual direct loss of property for which reimbursement or compensation is not otherwise made.

2. A payment to a business concern for its reasonable and necessary moving expenses and any actual direct loss of property except goodwill or profit.

3. A payment made to a small business concern for its displacement. Called a Small Business Displacement Payment.

4. A payment made to a displaced elderly individual to assist in adjusting to the amount of rent needed to be paid in a new location. Called a Relocation Adjustment Payment.

DEFINITIONS OF TERMS

Elderly Individual--Person greater than 62 years old at time of displacement.

Business Concern--A private entity engaged in some type of business activity that requires fixtures, stock in trade, equipment, or other tangible property for carrying on business.

Small Business Concern--A business concern which has an average annual gross receipts or sales in excess of $1,500 but average annual net earnings before income taxes of less than $10,000 in the two years preceding displacement.

ELIGIBILITY

To be eligible, the site occupant must have been displaced because the real property he occupied was: a) within an urban renewal area; b) within an area of code enforcement activities in accordance with an urban renewal project; c) within an area of a program of voluntary rehabilitation of the buildings.

LIMITATIONS ON AMOUNT OF PAYMENT

1. Individuals or Families--The maximum amount for moving expenses and actual direct loss of property not compensated for otherwise is $200. Maximum payment for two or more unrelated individuals occupying the same dwelling unit is $200.

2. Business Concern--The maximum amount for moving expenses and a claimed direct loss of property is $3,000. If no loss of property is claimed, the relocation payment is a reimbursement for the actual cost of moving or $25,000, whichever is less. For moving expenses greater than $25,000, two-thirds of the amount in excess of $25,000 will be paid by the federal government if the city pays the remaining one-third. The federal government will pay the expenses of a business to be moved a maximum distance of one hundred miles from the project.

3. Small Business Concern--Small businesses receive a displacement payment of $2,500.

4. Elderly Individual--An elderly individual or family can receive, in addition to a relocation payment, a relocation adjust-

ment payment not exceeding $500. The amount, added to 20% of the elderly's annual income, should equal the average annual gross rental required for a decent, safe, and sanitary dwelling of modest standards adequate in size to accomodate the elderly individual or family.

5. A local public agency may also reimburse an individual, family or business concern for recording fees, transfer taxes and similar expenses incidental to conveying the real property to the project, penalty costs for prepayment of any mortgage on the property, and the pro-rata portion of property taxes allocated subsequent to the date of transfer of title. The limitations are $25,000 for a business and $200 for an individual or family.

ADMINISTRATION

1. The local agency must furnish all site occupants a statement advising them of the availability of relocation payments and the location of the office processing the claims.

2. Any money owed by the site occupant to the local agency may be deducted from the relocation claim amount except in documented hardship cases.

3. Fixed payments to eligible individuals or families not owning furniture shall not exceed $5 for any individual and $10 for any family.

4. Claims for relocation payment and direct loss of property must be submitted within a period of six months after displacement of the claimants.

5. A business concern must submit three bids to the local agency fifteen days prior to moving if the moving expenses will be in excess of $500. The payment will not exceed the lowest bid.

SOURCES

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Ga Power
Monic Ledger

PROGRAM OF ADVANCES FOR PUBLIC WORKS PLANNING

January 25, 1967

submitted by:

Henry Wyche, Jr.

PROGRAM AUTHORIZATION:

The current program of advances for public works planning is the third in a series of programs begun in 1940, designed to give Federal Aid for planning public works projects. The current program is authorized by P. L. 560 (83rd Congress) as amended by P. L. 345, Section 702, (84th Congress).

ELIGIBLE PROJECTS:

An advance may be made for planning of any specific public work which the applicant has the legal authority to plan, finance, and construct. However, limitations are placed on the eligibility of certain types of projects. These limitations are:

1. In the case of transportation, water and sewer, and regional open space and recreation facilities, to those projects which are part of a program for a unified or officially coordinated areawide system of facilities which is consistent with an areawide comprehensive plan; or

2. In the case of other facilities such as schools, libraries, hospitals, local recreation centers, and other public buildings, to those projects which are included in a well-conceived local capital improvement program which is consistent with a local comprehensive plan.

3. In the case of political jurisdictions with populations of 5,500 to 10,000, not part of a larger urban area, to those projects which are included in well-conceived local capital improvement programs covering a span of not less than four years, and

4. To those programs which the applicant can reasonably construct within a five year period.

Advances may be requested to finance preliminary, final, or both types of planning. Preliminary planning should include all investigations and surveys needed as a basis for decisions by the applicant's officials regarding type, size, and scope of the public work, and for reliable estimates of construction cost. The plans should be sufficiently complete to permit the applicant to select and acquire sites, and to prepare for completion of the final plans and specifications. Final planning is based on preliminary planning and includes preparation of all detailed plans and specifications required before construction bids can be obtained. Approval of an advance for preliminary planning will not commit the government to subsequently approve an advance for final planning.

An advance may be made to revise plans prepared under previous planning programs where the plans have become obsolete due to no fault of the applicant.

Advances for the following types of projects are specifically prohibited:

1. For a project which is defined as an Urban Renewal Project under the Housing Act of 1949.

2. For the planning of public housing.

3. For studies of basic need, priority, or economic feasibility.

4. For a project which is a Federal-aid or State highway project of the U. S. Bureau of Public Roads and/or State highway department for which planning funds are available.

5. For a project for which other Federal funds are available when such funds can be used for planning costs.

ELIGIBLE APPLICANTS:

Advances may be made to any non-Federal public agency which is legally authorized to plan, finance, and construct the proposed project. Such non-Federal public agencies include State Governments and their agencies and instrumentalities; the political subdivisions of a State such as counties, cities, townships, and school districts; and other special districts, authorities, or agencies established under State or local law. The largest number of applications for advances comes from cities and towns.

Private on privately-controlled non-profit organizations are not eligible for planning advances.

PROGRAM ADMINISTRATION:

The Program of Advances for Public Works Planning is administered by the Department of Housing and Urban Development through its regional and area offices. The H. U. D. Regional Office in Atlanta handles applications from the states of Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

FINANCIAL CONSIDERATIONS:

The Secretary of Housing and Urban Development is authorized to make interest-free, repayable advances of funds for the planning of the aforementioned types of projects. The Act authorizing the Program of Advances for Public Works Planning specifically provides that --

1. The making of an advance will not in any way commit the Federal Government to appropriate funds to assist in financing the construction of any public work so planned.

2. Advances will be repaid without interest by the applicant when construction of the planned project is started.

3. If an applicant starts construction of only a portion of a planned public work, it will repay such proportionate amount of the advance as the Secretary of Housing and Urban Development may determine to be equitable.

4. If an advance is not repaid promptly upon the start of construction, interest at the rate of four percent per year will be charged.

5. Applications requesting funds in excess of $125,000.00 will not be considered at this time.

GENERAL INFORMATION:

Housing and Urban Development is presently accepting applications for advances under the program; however, the Region III (Atlanta) office has approved only one application during the past six months.

source of information:

Personal interview with Miss Patricia May, Department of Housing and Urban Development

C.P. 605 27 January, 1967 J. B. Butler

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NEW KINDS OF PUBLIC HOUSING: PURCHASE AND LEASING OF EXISTING PRIVATE HOUSING

Purpose of Existing Low Income Program

The low-rent public housing program was established by Congress in the Housing Act of 1937 to aid communities to provide decent housing for low-income families who cannot afford standard private housing. Subsequent Federal housing Acts have made special provision for low-income elderly families and individuals, the handicapped, and those displaced by urban renewal and other governmental action. Forty-nine States now have enabling legislation under which local public housing programs can be initiated. Of major importance are new provisions in the Housing Act of 1965 which expands and gives greater flexibility to the program.

New Provisions

The 1965 Housing and Urban Development Act provides for 60,000 public housing units a year--240,000 in four years. Of these, an estimated 35,000 a year will be the traditional new construction. However, the new provisions permit an estimated 15,000 units a year to be bought from existing housing and rehabilitated if necessary. And an estimated 10,000 units a year will be leased from existing housing for short term use in meeting particular needs. Such housing will be particularly suited to large families.

Method of Financing

Section 502 of the 1965 Act amends section 10(c) of the U. S. Housing Act of 1937 to provide an alternative formula for computing annual contributions in the case of low-rent housing provided through the purchase, purchase and rehabilitation, or lease of privately owned existing dwelling units. Under the alternative formula, a maximum dollar amount (based on the fixed annual contribution otherwise established for a newly constructed housing project offering comparable housing facilities) can be established as the annual contribution for a purchased or leased unit, thus permitting the acquisition, or acquisition and rehabilitation, of existing units as well as the leasing of units for short term use in meeting particular needs. This formula will permit local housing authorities to make greater use of the existing housing supply.

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U. S. Congress. Housing and Urban Development Act of 1965. Washington: August 10, 1965.

G. L. Kennedy

C. P. 605

January 27, 1967

Turnkey Housing Program

The 'turnkey' method of public housing is a new technique recently developed by the Dept. of Housing and Urban Development. It was first authorized by the 1965 housing act and it permits a private developer or builder to deal with a local housing authority in essentially the same way as he is accustomed to deal with his private clients. The private developer, who has a site or an option to buy one, may approach the local housing authority with a proposal to construct a public housing project. He will have his own architect prepare the plans and specifications which must be consistent with good design, quality, and workmanship. Provided the developer's proposal is acceptable to the housing authority, the two parties will enter into a contract under which the housing authority agrees to purchase the completed building. As the Public Housing Adminstration is committed to financially assist the local housing authority, the contract will be solidly backed and the developer will be able to secure commercial construction financing in his usual way.

The Housing and Urban Development Act of 1965 contained the policy change which makes the turnkey program possible. Section 502 of this act amends the Housing Act of 1937 to let local housing authorities use the fixed Federal contribution they would get for building their own projects for the purchasing or leasing of existing structures.

Procedure for Implementing a Turnkey Program

The existence of the local housing authority is the first requirement of a turnkey program, as P.H.A. financial assistance is channeled through it. The L.H.A. files an application with the Public Housing Adminstration which must demonstrate the need for a public housing program. Then the L.H.A. will be requested to publicize information in their localities describing the dwelling units they want built, and indicating their interest in receiving proposals from private builders or developers. H.U.D. will also inform any interested party as to the L.H.A.s that have filed applications. This will enable the L.H.A. to receive as many and as great a variety of proposals as possible, before its ideas have had time to become fixed on any particular plan.

Each developer, working in close consultation with the L.H.A., will prepare a preliminary proposal containing a certain site or sites, schematic drawings, and preliminary estimates of costs. The developer will be required to pay wage rates which are approved by the Secretary of Labour and to agree not to discriminate in employment. When the L.H.A. has decided on a particular proposal, the developer will be advised to submit preliminary plans showing all essentials of the project including the estimated price. The L.H.A. will then present the proposal in the form of a Development Program to the P.H.A. for approval. The P.H.A. will, if it approves of the Development Program, enter into a financial assistance contract with the

L.H.A. to cover purchase by the L.H.A. of the finished project.

When the financial assistance contract with the P.H.A. has been concluded, the L.H.A. will issue a letter of intent to the developer to enter into the contract of sale. The proposed purchase price, to be specified in the letter of intent, will be negotiated on the basis of two independent appraisals of the land and proposed improvements. It must then be presented to the P.H.A. for approval. Next, the developer will prepare, under supervision of a registered architect, complete working drawings and specifications which will meet P.H.A. requirements for approval. After these documents have been approved by the L.H.A. and P.H.A., the L.H.A. will enter into the contract of sale with the developer.

Contract of Sale

Inspections:

L.H.A. inspections will be preformed by an independent, experienced architect selected and hired by the L.H.A.

Purchase and Settlement:

Full settlement will be made within five days after completion.

Financing:

P.H.A. approval of the project makes it covered by the financial assistance contract between the L.H.A. and the P.H.A. and so it is eligible for the financial assistance that the P.H.A. grants to the L.H.A. Should the L.H.A. default, the developer is assured of performance and payment by the P.H.A.

Eligibility Requirements

Local Housing Authority:

The eligibility requirements for a L.H.A. to engage in a turnkey project are the same as those for any program of federally assisted public housing.

1. The L.H.A. must prove a definite need for public housing.
2. It must be able to raise 10% of the total project cost.
3. The project is required to meet all P.H.A. standards.
4. The community is required to pay a sum equal to 20% of all federal contributions.

Developer:

1. The developer must own or have an option to buy an acceptable site.
2. He must engage the services of a registered architect.
3. He must be able to obtain the necessary financing capital .
4. He must follow government approved wage levels and be free from discrimination in employment policy.

Federal Contributions

P.H.A. assistance to the L.H.A. is the same for the turnkey program as for the more conventional public housing program. The amount of the fixed annual contribution that the P.H.A. would give the L.H.A. for a newly constructed public-

housing program serving a number of families of given size and kind would be available for the L.H.A. to provide housing for a comparable number of families of the same size and kind, by purchase from a private developer.

Evaluation

As a means of silencing the opposition of private builders to public housing, the turnkey program is effective. Instead of having the L.H.A. undertake the building program, private enterprise constructs the project and the L.H.A. purchases it upon completion. This turnkey program serves two purposes: it simplifies the role of the L.H.A., and it enables private developers to realize a profit.

Another aim of the turnkey program is to shorten the time between conception and completion of the public housing program. Although some time may be saved it is doubtful that it will be very substantial for their are still four separate stages of P.H.A. approval that the L.H.A. must get before the program can be started. Significant time-saving will require that this approval procedure be shortened.

Degree of Use

As the turnkey program has only been available since August of 1965 it has not yet been widely used. The first project under this program has been recently completed in Puerto Rico. Other projects are presently underway in several cities. In Atlanta, several proposals are presently under consideration. Both the Atlanta Housing Authority and the Atlanta

Regional Office of H.U.D. report active interest by private developers both within Atlanta and throughout the south-eastern states.

'Invisible' Public-Housing Program

Neither the housing acts nor any of the library's collection of housing material seem to refer to 'invisible' public housing programs. Likewise, officials contacted at the Atlanta Housing Authority and the Atlanta Regional Office of H.U.D. were unfamiliar with the term. As it is grouped with three other terms, turnkey, scattered, and 'vest-pocket,' it seems likely that it may refer to the leasing program. None of the other three terms involve leasing of public housing. Moreover, the term 'invisible' would seem to apply to a program where dwelling units, for use as public housing, are leased by the L.H.A. within a private building. No public housing projects would be visible or identifiable as such.

The authorization for leased housing or low-rent housing in private dwellings is contained in Section 23 of the U.S. Housing Act of 1937, as amended by the Housing and Urban Development Act of 1965.

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B A T R A. K.

I. 27. 67

THE URBAN PLANNING ASSISTANCE PROGRAM

Since the dawn of human civilization, the world has observed various changing trends in different spheres of activities. Rapid urban growth in recent years has brought this issue in fore-front and has stirred the feelings regarding the common problems of urban areas, cities and smaller towns. Four-fifth of American population increase in the past decade has been in metropolitan areas and currently 70% of the population live in urbanized areas. With the coming up of this tremendous growth in population of urban areas, sizes of urban areas were bound to be influenced and as a consequence we witnessed new suburbs spreading out. It is anticipated that rapid urbanization will continue in the near future and to face these re-volutionizing trends the urban planning assistance program is a big step forward. This program with its vast scope poses a challenge to practicing planners.

PURPOSES.

To foster good community, metropolitan area, regional and statewide planning. It renders assistance to both smaller community and metropolitan areas to plan wisely and avoid hazards of living in a mess.

ACTIVITIES COVERED

The urban assistance program covers the following, to the extent they are directly related to urban needs.

I. Preparation of a comprehensive development plan for the pattern and intensity of land use and the provision of public facilities.

2. Programing and scheduling of capital improvements, also definite financing plans for the improvements to be constructed in the earlier years of the program.

3. CO-ordination of all related plans of the departments or sub-divisions of the government concerned.

4. Inter-governmental co-ordination of all related plans among the state and local governmental agencies concerned.

5. Preparation of regulatory and administrative measures in support of the foregoing activities.

WHO IS ELIGIBLE.

Section 701 of the Housing act of 1954, as amended through November 4th, 1966 lays down that in order to assist state and local governments in solving planning problems resulting from the increasing concentration of population in metropolitan and other urban areas, to facilitate comprehensive planning for urban development, including co-ordinated transportation system etc, the Secretary of the Department of Housing and urban development is authorized to make planning grants to:

I. Section 701 (a)

1. Cities and other municipalities having a population of less than 50,000.

2. For groups of adjacent communities incorporated or unincorporated having a total population of less than 50,000 and having a common or related planning problems.

3. For cities and other municipalities which are situated in redevelopment areas designated under Section 5 of the area

redevelopment act or which have suffered a major desaster.

4. For counties.

5. For areas which are expected to become Federally impacted.

6. For metropolitan and regional areas.

7. For state and inter-state comprehensive planning.

8. For the comprehensive planning for the Appalachian region.

9. For Indian Reservation.

2. Section 701 (b)

The secretary is authorized, in areas embracing several local governments or political sub-divisions, to encourage planning on a unified metropolitan basis and to provide technical aid for such planning.

3. Section 701 (f)

Under this clause the consent of congress is granted to any two or more states to enter into agreements or contracts, not in conflict with any law of the United States, for co-operative efforts and mutual assistance in the comprehensive planning for the physical growth and development of inter-state, metropolitan or other urban areas.

4. Section 701 (h)

Under this section a municipality or county is eligible for assistance in making a survey of the structures and sites in localities which have historical or architectural value.

ELIGIBILITY REQUIREMENTS

In order to be eligible for assistance program, organizations should consist mainly or elected representatives of cities and

counties rather than official from several special agencies and authorities. At least 90% of the area population should be represented.

FINANCIAL GRANT PROVISIONS SECTION 701 (b)

A planning grant shall not exceed 2/3 of the estimated cost of the work for which the grant is made; provided that such a grant may be in an amount not exceeding 3/4 or such estimated cost to an official Governmental Planning Agency for an area described in sub-section (a) - (7). All grants made shall be subject to terms and conditions prescribed by the Secretary. No portion of any grant made under this section shall be used for the preparation of plans for specific public works. The Secretary is authorized, notwithstanding the provisions of Section 3648 of the revised statutes, as amended, to make advances or progress payments on account of any grant made under this Section. $230,000,000 are to be appropriated to carry out the purposes of this Section.

HOW TO APPLY.

1. Cities and other municipalities with less than 50,000 population, counties and Indian Reservations apply directly to their State Planning Agency or their properly authorized metropolitan or Regional Planning Agency, which in turn applies to an appropriate H U D Regional Office.

2. Official state, metropolitan, and Regional Planning Agency and metropolitan organizations of public officials apply directly to the H U D Regional Office.

The various Housing Acts and the amendments made afterwards since 1949 have brought powerful leverage to bear in support of progressive city planning, with initiative and responsibility as they should be in local government's hands. Cities that made use of the act's. Resources found themselves moving from fragmentary program of the past to a new approach that blends the work of planning, operation and regulating bodies in comprehensive programs.

However, feel that whatever important and desirable federal and state financial aids may be, they can not substitute for local interests, planning and action. President Johnson rightly said " In our great metropolitan areas, and in our rural communities as well, the difficult problems of growth and development require understanding and co-operation at all levels. The Federal Government can assist and encourage, but in the last analysis, the success or failure of programs of community developments depends on those most directly involved."

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1. The Urban Planning Assistance Program - Fact Sheet

2. Section 701 of the Housing Act of 1954, as amended through November 4th, 1966.

3. Urban Planning Assistance Program (Project Directory)

Above three references are through the good office of Mr. Leo J. Zuber of Regional Office of H. H. F. A. Besides, this a personal interview with Mr. Zuber on this program was of great help.

4. Summary of Federal Grants for Urban Planning.

5. Improving the quality of Urban Life.

6. Urban expansion problems and needs.

These references are obtained from H. H. F. A. Washington, D. C.

P,6

Jacque L. Williams Jan. 27, 1967

RENT SUPPLEMENT PROGRAM

The rent supplement program of HUD is designed to help fill the need for decent, safe, and sanitary housing for low-income families and individuals. Supplement payments are made directly to owners of projects on behalf of qualified tenants.

Eligible Tenants

Tenants are restricted to those who have incomes which would make them eligible for public housing and who in addition qualify as one of the following:

a) has been displaced by governmental action,

b) either he or his spouse is 62 years of age or older,

c) either he or his spouse is physically handicapped,

d) now lives in substandard housing,

e) occupies or did occupy living units destroyed or extensively damaged by natural disaster.

In addition to income requirements, assets are limited to $5,000 for elderly persons and $2,000 for other tenants. Tenants pay 25% of their income for rent during the period they are eligible and in the event their income increases above the maximum they may continue to live in their unit and pay full rent.

Eligible Projects

Projects must be approved for mortgage insurance

and rent supplements before construction or rehabilitation and must be owned by one of the following; a) nonprofit private organization, b) limited dividend mortgagor, c) co-operative housing corporation. Projects must be either new construction or existing housing projects involving major rehabilitation. All construction must meet FHA minimum property standards and are subject to FHA regulations governing rents, rate of return, rent supplement requirements and specific management and operation procedures. A project must contain at least five dwelling units and may be detached, semidetached, row, walkup or elevator structures. Swimming pools, two bathrooms per unit, airconditioning, and similar items are not permitted. Housing owners must obtain private financing and mortgage insurance from FHA. Mortgage term is not to exexceed 40 years or 3/4 of the economic life of the property.

Rent and Supplement Limits

Maximum gross rentals are; 0-bedroom - $85, 1-bedroom - $105, 2-bedroom - $120, and 3 or more bedrooms - $140. Rent is defined as gross rent and includes utilities except telephone. No supplement more than 70% or less than 10% of the approved rental is paid.

Administration

The Secretary of HUD is responsible for;

a) allocation of funds to localities and specific projects,

b) determination of low-income housing need in various localities,

c) establishment of income and asset ceilings for tenant eligibility,

d) coordination with other means of satisfying low-income housing demand.

FHA performs the following duties;

a) receives proposals and applications from sponsors,

b) issues commitments to insure,

c) reviews and certifies tenant eligibility,

d) contracts with owner to pay supplement,

e) makes approved payments to project owners.

Special Programs

A special provision of law authorizes rent supplement payments on behalf of selected tenants occupying rental units with an option to purchase. Rent supplement projects may be planned as cooperatives and sponsored by nonprofit cooperative housing corporations. At least 90% of the residents must be members of the cooperative. A limited number of rent supplement projects for the elderly can be financed under this act. The FHA central office must approve all such projects.

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Claude E. Boles
January 1967

ADVANCED ACQUISITION OF LAND GRANT PROGRAM

The increased difficulty and cost of acquiring land for needed public works and facilities is a pressing problem facing both large and small communities. Increasing land costs and unplanned prior development all too often hinder acquisition of proper sites. The result has been inadequate and misplaced facilities, plus increased taxes for inadequate services.

Under section 704 of the Housing and Urban Development Act of 1965 (Public Law 89-117), the Metropolitan Development Office, Department of Housing and Urban Development is authorized to administer grants to assist public bodies and agencies in the timely and well-planned acquisition of land needed for the future construction of public works or facilities. Such advance acquisition is important in helping to attain maximum economy and efficiency in the construction of proposed projects and the orderly implementation of the community comprehensive plan.

Grant Assistance

The Advance Acquisition of Land Grant Program will pay the reasonable interest charges on a loan obtained to purchase land up to five (5) years in advance of proposed construction of public facilities. The land cost may include the cost of condemnation proceedings, appraisals, title evidence, documentary taxes, and recording fees.

Additional grant assistance is available (section 404 of the

Housing and Urban Development Act of 1965) to pay the cost of relocation payments to eligible persons or organizations displaced from land acquired under this program.

Eligibility Requirements

Any public body or agency with legal authority to acquire and finance land for future construction of public facilities may apply for grant assistance. Applicants can include cities, towns, villages, townships, counties, Indian tribes, special districts, or combinations of such units.

In general, this program can provide assistance for land to be utilized in connection with any public work or facility for which a planning advance may be made under section 702 of the Housing Act of 1954. The proposed project must contribute to economy, efficiency, and the comprehensively planned development of the area. A grant is available even though the proposed facility is to be constructed with assistance under another Federal program. No grant, however, will be made if the other Federal program can itself assist in the advance acquisition of the land.

Industrial parks and other property to be leased or sold for private use are not eligible, nor are recreation areas or other sites to be put to immediate public use.

Present Status of the Program

Response to this program has not been good to date. Current fiscal policy (tight money market) has produced a decline in the availability of money in recent months and has denied potential applicants a source of financing land acquisition. Applicants are, in addition, often hampered by local statutes and other regulations which either limit borrowing capacity or prohibit borrowing altogether.

The Advance Acquisition of Land Grant Program has, however, been in operation only eight months and any conclusions based on its record during that period would be premature. The program is presently being evaluated by HUD and some minor changes may be forthcoming. Basically this program appears to provide a feasible means of promoting the timely purchase of needed land.

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Chuck Gandy
C.P. 605
Winter, 1967

HISTORIC PRESERVATION

Historic Preservation is a new phase in Federal programs. The Demonstration Cities and Metropolitan Development Act of 1966 is the first act on a Federal level to provide for historical preservation as part of the urban renewal program. Preservation as a whole is a fairly recent development. At the end of WWII only two cities, Charleston, S.C., and New Orleans, had laws dealing with the architectural control of historic districts. Since that time, some 60 areas have passed laws regulating changes in historic areas.

AIMS OF THE PROGRAM

Title VII, Sec. 701, Subsec. (c):

> "The Congress further feels that there is a need for timely action to preserve and restore areas, sites, and structures of historic or architectural value in order that these remaining areas of our past history and heritage shall not be lost or destroyed through the expansion and development of the Nation's urban areas."

GRANTS AVAILABLE

(1) Up to 2/3 of the cost of surveys of structures and sites determined to be of historic or architectural value (with criteria compatable to those used by the Secretary of the Interior for the National Register) in order to identify such structures and sites, determine the cost of their rehabilitation and restoration, and provide other related information.

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(2) Up to 50% of the cost of acquisition of title to or other permanent interest in areas, sites, and structures of historic or architectural value in urban areas, and in the restoration and use for public benefit.

(3) Up to 90,000 dollars per structure to cover the costs of renovating or restoring structures which the National Trust for Historic Preservation considers to be of historic or architectural value and which it has accepted and will maintain for historic purposes.

PARTICIPATION

This is a new program but it should prove to be a popular one in a number of areas where public concern has been felt over the destruction of historic sites. Between 1934 and 1940 the Historic Building Survey recorded some 6400 buildings of historic value. By 1964, over 40% were gone.

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Prof Roger Rupnow

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nter Quarter, 1967
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FEDERAL OPEN SPACE LAND PROGRAM

TITLE AND PURPOSE: Title VII of the Housing Act of 1961 authorizes the Housing and Home Finance Agency (Department of Housing and Urban Development) to make grants to States and local public bodies to assist in the acquisition of land in urban areas for permanent open-space land use. This section of the Act is known as the Federal Open Space Land Program.

OBJECTIVES: The objectives of the open-space land program are to help curb urban sprawl and prevent the spread of urban blight and deterioration, to encourage more economic and desirable urban development, and to help provide necessary recreational, conservation, and scenic areas by assisting public bodies to preserve open-space land essential to orderly long-range urban development.

SPECIFIC USES: To provide parks and other recreation, conservation, and scenic areas or preserve historic places. Urban beautification and improvement includes such activities as street landscaping, park improvements, tree planting, and upgrading of malls and squares. Relocation payments are provided for individuals, families, and businesses displaced by land acquisition.

ELIGIBILITY: An applicant must;

1. Be a State, or a regional, metropolitan, county, municipal, or other public body established by state or local law or by interstate compact or agreement.
2. Have authority to acquire title to, or other permanent interests in, open-space land.
3. Be able to provide the non-Federal portion of the cost.
4. Have authority to contract with the Federal Government and to receive and expend Federal and other funds.

SPECIFIC REQUIREMENTS: The following requirements must be met before an application grant may be approved;

1. The proposed use of the land for permanet open space must be important to the execution of a comprehensive plan.
2. There must be a program of comprehensive planning being actively carried on for the urban area.
3. Developed lands are eligible only if open-space needs cannot be met with existing undeveloped land.
4. Beautification activities must have significant, long-term benefits to the community.

TERMS OF GRANT: Federal assistance of 50 percent is available to help public agencies acquire and preserve urban lands having value for park, recreation, scenic, or historic purposes. Fifty percent assistance is also available to assist in developing lands acquired under the open-space program.

Grants of up to 90 percent are authorized to carry out projects of special value for demonstrating new and improved methods and materials for urban beautification.

OBLIGATION OF FUNDS: Not more than 12 1/2 percent of the total grant funds available in any year will be used for the acquisition of open-space land in any one state.

GRANT PAYMENT: A grant payment to the public body will be made upon the completion of acquisition of the open-space land.

RELATED PROGRAMS: Urban renewal; urban planning assistance; outdoor recreation and parks programs of Department of Interior; neighborhood facilities program of HUC; small watershed Program of Department of Agriculture; landscaping activities under Federal highway program; FHA Land Development Program.

GENERAL INFORMATION:

The Federal government itself acquires no land under this grant program. Instead, funds are made available to State and local public bodies to stimulate public open space land acquisition in urban areas. The Urban Renewal Administration in the Department of Housing and Urban Development administers the program and has established regulations for grant applications.

Open space land to be acquired with URA assistance must be of sufficient size so that their permanent dedication to open space uses will have a substantial effect in curbing urban sprawl and preventing the spread of blight and deterioration. Ten acres in one tract has been determined to be the minimum usually necessary to accomplish this purpose. Smaller tracts may be eligible if they can serve the desired objectives.

Before an application for an open space land grant is approved, evidence must be submitted to URA to show that a program of comprehensive planning is being carried on actively for the urban area, and that the proposed use of the land for permanent open space is important to the execution of a comprehensive plan. If a comprehensive plan covering the entire urban area has not yet been completed, however, a grant application still may be approved on the basis of a comprehensive plan for the jurisdiction where

the land proposed for acquisition is located.

The comprehensive plan must include, with respect to the open space land program, (1) a statement of objectives of and standards for the open space land program for the urban area or locality, (2) identification of the proposed open space uses and description of the areas designated for these uses, and (3) a description of the means of implementing the open space land program including regulations, controls, or restrictions.

Requests for information about URA open space land grants under this program should be made to Regional Directors of Urban Renewal in Regional Offices of the Housing and Home Finance Agency. Their location and the States they serve are listed in most of the Urban Renewal Administrations publications.

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Hassell, J. S.
CP 605
Winter 1967

1965 HOUSING ACT

Title X. Rural Housing.

A. History of Program.

1. 1949 Housing Act. Title V.

This act authorized $250 million for 4%, 33 year loans for farm housing or other needed farm buildings and $12.5 million for grants for technical services and farm housing research. This program was to be conducted by the Secretary of Agriculture through the Farmers Home Administration.

2. 1955 Housing Act.

Authorized $100 million in loans, plus $12 million for farm improvement.

3. 1961 Housing Act. Title VIII.

Increased authorization for farm housing to $407 million. Made families living in rural areas, even though not engaged in farming, eligible for farm housing loans. Authorized the Secretary of Agriculture to set up a loan insurance program to insure $25 million in commercial loans to farmers (at 5%) for construction of housing facilities for domestic farm laborers.

4. 1962 Housing Act.

Authorized the Farmers Home Administration loan program to: (1) permit the elderly in rural areas to buy or alter existing housing; (2) permit co-signers in

the case of elderly applicants with low repayment ability; and (3) permit the elderly to purchase land as well as housing with loan proceeds. Authorized $50 million for a new revolving loan fund to permit the Farmers Home Administration to make direct, 50-year loans to provide nonprofit corporations and consumer cooperatives to purchase land and build moderate-cost rental housing for the low or moderate income elderly. Permitted the Agriculture Secretary to insure loans not exceeding $100,000 made by private companies to individuals, corporations, etc., to build rental housing for the elderly.

5. 1964 Housing Act. Title V.

Authorized a new grant program to pay up to two-thirds of the development cost of low-rent housing for domestic farm laborers.

6. 1965 Housing Act. Title X.

Authorized the Farmers Home Administration to make loans to persons in any age group to buy previously occupied dwellings, farm service buildings and adequate farm land. Established a new loan program which authorized the Secretary of Agriculture to make and to insure loans for rural home improvement. Defined a rural area for purposes of the loan program as a place which was not part of or associated with an urban area

and which had: (1) a population not in excess of 2,500; or (2) a population between 2,500 and 5,500, if rural in character(3).

B. The Rural Housing Program.

1. Rural Housing Loans.

The loans are made to farmers and other rural residents in rural areas and small rural communities with populations of not more than 5,500 which are not part of or closely associated with an urban area. Rural housing loans may be used to build, improve, or repair rural homes and related facilities, or farm service buildings, of fallout shelters, or to provide water for farmstead and household use. In addition to major construction, funds are available to modernize homes--add bathrooms, central heating, modern kitchens, and other home improvements, as well as to enlarge or remodel farm service buildings and put in related facilities such as yard fences, and driveways.

A rural resident also may use loan funds to buy a previously occupied house and lot or to buy a minimum adequate site on which to build his home as well as to build or repair a home on land he owns.

Rural housing loans are made only to applicants who are unable to obtain the credit they need from private and cooperative lenders, have sufficient income to pay operating and family living expenses, and meet payments

on debts, including the proposed rural housing loan, and are without decent, safe, and sanitary housing or without farm service buildings essential to the success of the farm. Special provisions are provided for rural senior citizens who are 62 years of age or over. A senior citizen who does not have enough income to repay a rural housing loan may qualify if a relative or someone else with adequate repayment ability cosigns his note.

2. Housing for Senior Citizens.

The Farmers Home Administration makes direct and insured loans to provide rental housing in rural areas for senior citizens, 62 years of age or older. Loan funds may be used to construct, purchase, improve, or repair rental housing designed to meet the needs of senior citizens who are capable of caring for themselves. Housing may consist of apartment buildings, duplex units, or individual detached houses or cottages suitable for independent living by senior citizens. Funds may also beused to provide appropriate recreational and service facilities, to buy and improve the land on which the buildings are to be located, and to develop the water, sewage disposal, heat, and light systems needed for the housing.

Direct loans may be made to private non-profit cooperatives. Insured loans may be made to individuals,

trusts, associations, partnerships, and corporations including municipal corporations or other corporate agencies of a State or local government. Loans are made only to applicants who are unable to finance the housing either with their own resources of with credit obtained from private or cooperative sources.

3. Farm Labor Housing.

The loans and grants for farm labor housing may be used to build, improve, buy, or repair farm labor housing for domestic farm laborers. Loans and grants may be used for kitchens, dining halls, and appropriate health and recreational facilities as well as water, sewage, heat, and light systems. Grant funds may be used to buy land on which labor housing projects will be located.

Loans may be made to a farmowner, association of farmers, State or political subdivision, or nonprofit organization. Grants may be made to a State or political subdivision or a broadly based nonprofit organization that intends to provide labor housing as a community service.

C. Use of the Program.

In 1966 the Georgia office of the Farmers Home Administration made 1506 loans and grants under Title X of the 1965 Housing Act with a total value of $14,029,460. At the present time the program is restricted in line with the anti-inflation program.

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James W. Curtis Winter 1967

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REHABILITATION GRANT PROGRAM

Part of the Federal financial assistance through loans and grants offered by the Department of Housing and Urban Development is directed toward the rehabilitation and renewal of housing by repairing, remodeling, and restoring rather than by clearance and demolition. This paper discusses the grants phase of the Rehabilitation Program.

Eligibility

Section 115 of the 1965 Housing Act authorized a direct grant to an owner of a one or two unit dwelling within an approved Urban Renewal Area or Code Enforcement Area. The applicant for a grant must occupy the property, and the Local Public Agency must determine that he meets the requirement that,

> "Rehabilitation grants are intended for hardship cases to avoid displacement of home owners who have no other means of financing repairs and improvements which must be made to their homes."

Owner-occupants with combined husband and wife income of $3,000 and under are eligible for a grant. Families with incomes exceeding $3,000 may be eligible for a partial grant if their housing expense amounts to twenty-five per cent or more of their total income.

Amount

The grant may be for the cost of the repairs need to meet the specified requirements of the Property Rehabilitation

Standards up to a maximum of $1,500. Should the cost of the necessary work exceed $1,500, the balance may be covered by a Section 312 loan or a loan from other sources. The grant may not be disbursed until the amount over $1,500 is obtained. When a grant is made, any additional assistance loans may only be used to bring the house up to Property Rehabilitation Standards. Grants may not be used for luxury items or for construction which expands the size of the structure.

Administration

Each Local Public Agency has Rehabilitation Advisors, Finance Officers, and Building Inspectors that will assist and advise the applicant and supervise all contract work. Applications to HUD must be made through the LPA. Once the applicant's request is initially approved by the LPA, a request for funds availability is made to HUD. When HUD confirms that the funds are available and have been reserved, the application to HUD is submitted.

The Staff of the Lacal Public Agency will assist the applicant in a number of ways.

1. The Rehabilitation Advisors will survey the applicants property and advise him on what work needs to be done.
2. The Staff will process the applications for the grant and any additional loans that are necessary.
3. The Rehabilitation Advisor will assist the applicant in obtaining three or more sealed bids from reliable contractors,

and will award the contract to the lowest bidder.

4. The Building Inspector will see that the work is done in a proper and workmanlike manner, and will make periodic inspections during the time the work is being done.

5. The LPA will pay the contractor only after the work has been approved by the Building Inspector.

Participation

In the Southeastern Region reception of the Rehabilitation Grant Program and the over-all Rehabilitation Program has been poor. Only 321 grants have been made in the entire Region since the inception of the program. Atlanta has established one of the best records with 124 Rehabilitation Grants. This lack of participation seems to result from a lack of confidence in rehabilitation among the local officials.

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P#2 1967

SUMMARY OF THE PRINCIPLE PROVISIONS OF THE DEMONSTRATION CITIES AND METROPOLITAN DEVELOPMENT ACT OF 1966. By John Cox, CP 605, Winter, '67

Title I - since renamed Model Neighborhoods in Demonstration Cities - provides machinery for an attack on all problems that affect city livability. It essentially co-ordinates existing Federal programs and makes them more flexible. It may be applied only to a specific neighborhood within a city, which contains roughly 10% of the city's population.

To qualify for Federal assistance, a city's program must be designed to renew slum neighborhoods by the use of physical and social development programs, increase substantially the supply of standard housing of low and moderate cost, reduce substantially social and economic disadvantages, ill health, underemployment and enforced idleness, and contribute toward a well-balanced city. Additionally, the city's presentation must indicate that the projects will be initiated reasonably soon, adequate local resources are now or will be available, private initiative will be used whenever possible, an adequate relocation program exists, and that the plan is consistent with comprehensive planning in the entire urban and metropolitan area.

Once these conditions have been met, the Secretary of HUD will make grants and provide technical assistance for the planning of city demonstration programs. The Federal assistance will cover up to 80% of the total cost. Any existing Federal programs in the area will be co-ordinated and brought up to the 80% level. These grants will be made to any local public agency designated by the local governing body. All demonstration programs must have the approval of that local governing body. The cities will designate the neighborhood within which the project will take place.

The program will operate in two stages. First, assistance will be provided to plan and develop demonstration programs. $12 million will be provided both this fiscal year and the next for this purpose. Second, after July 1, 1967, assistance will be provided to carry out the programs in the amounts of $400 million for fiscal year 1968 and $500 million for fiscal year 1969.

The city may contribute its 20% in the form of community projects it constructs. The Housing Act of 1949 has been broadened to include certain public facilities of a community-wide or general benefit, expand the air rights provisions, making it easier to use such areas for industrial development when they are found to be unsuitable for housing, and to raise the distance from the boundary of the project site within which these projects may be built from one-quarter mile to one mile.

The Secretary of HUD is authorized to make supplemental grants to State and local public bodies and agencies for up to 20% of the cost of projects receiving aid under certain other Federal programs in metropolitan areas where development is being carried out in accordance with their own metropolitan planning and programming. The supplemental grants, which are to act as an incentive to planned metropolitan development, are available for basic sewer and water facilities, including sewage treatment plants, library facilities, hospital and medical facilities, highway construction - exclusive of the Interstate Highway System - airports, urban mass transportation facilities, acquisition of open space land for urban beautification and improvement and historic

site and structure preservation, acquisition and development of lands and waters for recreation purposes, and for public works and facilities in redevelopment areas. This supplemental grant cannot exceed 20% of the cost of the project. In addition, the total Federal contributions to a project cannot exceed 80%.

After June 30, 1967, all applications for Federal assistance for projects for which supplemental grants can be provided must be reviewed by a metropolitan or regional planning agency, which shall make comments concerning the extent to which the project is consistent with the comprehensive planning developed or in process for the area.

At the request of local officials, the Secretary of HUD may appoint a metropolitan expediter for the area. The expediter shall provide information, data, and assistance to local authorities in the area with respect to programs and activities conducted by HUD. The Secretary is also authorized to make matching grants to States to help finance programs to provide communities of under 100,000 with information and data on urban needs and assistance activities and technical assistance for the solution of local problems.

The FHA program for land development is broadened to permit the financing of "new communities." These new communities must be approved by the State Governor unless the localities have home rule. FHA is also authorized to insure the financing and equipping of medical, dental, and optometric facilities. Additionally, veterans benefits and sales of Housing to low-income families are broadened, as is assistance to rural housing and homeowners near closed military bases.

The Secretary of HUD is authorized to make matching grants to States and local public bodies to assist in the acquisition and restoration of historic structures and areas. Also, under a provision added to the urban renewal law, the redevelopment of an urban renewal area, unless it is for predominantly non-residential uses, must provide a substantial number of standard housing units for low and moderate cost and result in marked progress in serving the poor and disadvantaged people of the area. For the purpose of computing local grants-in-aid to an urban renewal project, a publicaly owned facility which was begun not earlier than 3 years prior to the enactment of this 1966 act, shall be deemed to benefit an urban renewal project to the extent of 25% of the total benefits or $3.5 million, whichever is less, if the facility is used by the public for cultural, exhibition or civic purposes, is a city hall or a public safety building, or is constructed or rehabilitated by a public university and devoted to the treatment of physical or mental disabilities and illness or to medical research; is located within, adjacent to, or in the immediate vicinity of the urban renewal project; is found to contribute materially to the objectives of the urban renewal plan; and is not otherwise eligible as a local grant-in-aid.

Since this legislation is only three months old and has not in any form been implemented, it is difficult to criticize. Comments from local HUD officials, however, seem to indicate that this program, like many others from the Federal Government, assumes

a much higher level of administrative competence in State and local governments than actually exists. There is no project related to this legislation in this area yet, but every city of size within this HUD Regional Area (Ala., Fla., Ga., Ky., Miss., N. Car., S. Car., Tenn.) has made inquiries about this program.

This legislation is a break-through in that for the first time the Federal Government has indicated its desire to attack city problems on ALL fronts in a co-ordinated fashion. Before, the effort has been fragmented; HEW took care of social areas, URA took care of physical rehabilitation, etc. This act co-ordinates these efforts in one office.

Of equal significance is the emphasis that the legislation puts on planning, particularly at the regional level. This is an effort to encourage cities and rural areas to plan for an entire area, and not just for their particular section, and to encourage them to plan for their development in a co-ordinated fashion.

The broadening of the provisions under which localities may contribute their 20% to a project is also significant in that it acts as an incentive to cities to participate in this program, and it will encourage those cities not having a comprehensive planning program to initiate one to qualify for Federal aid. The provision for Federal expediters is a recognition by the Federal Government that the many programs available need explaination and co-ordination within the cities, and that help is needed locally in preparing for such Federal programs.

AIA
journal

Project:

ENVIRONMENT USA

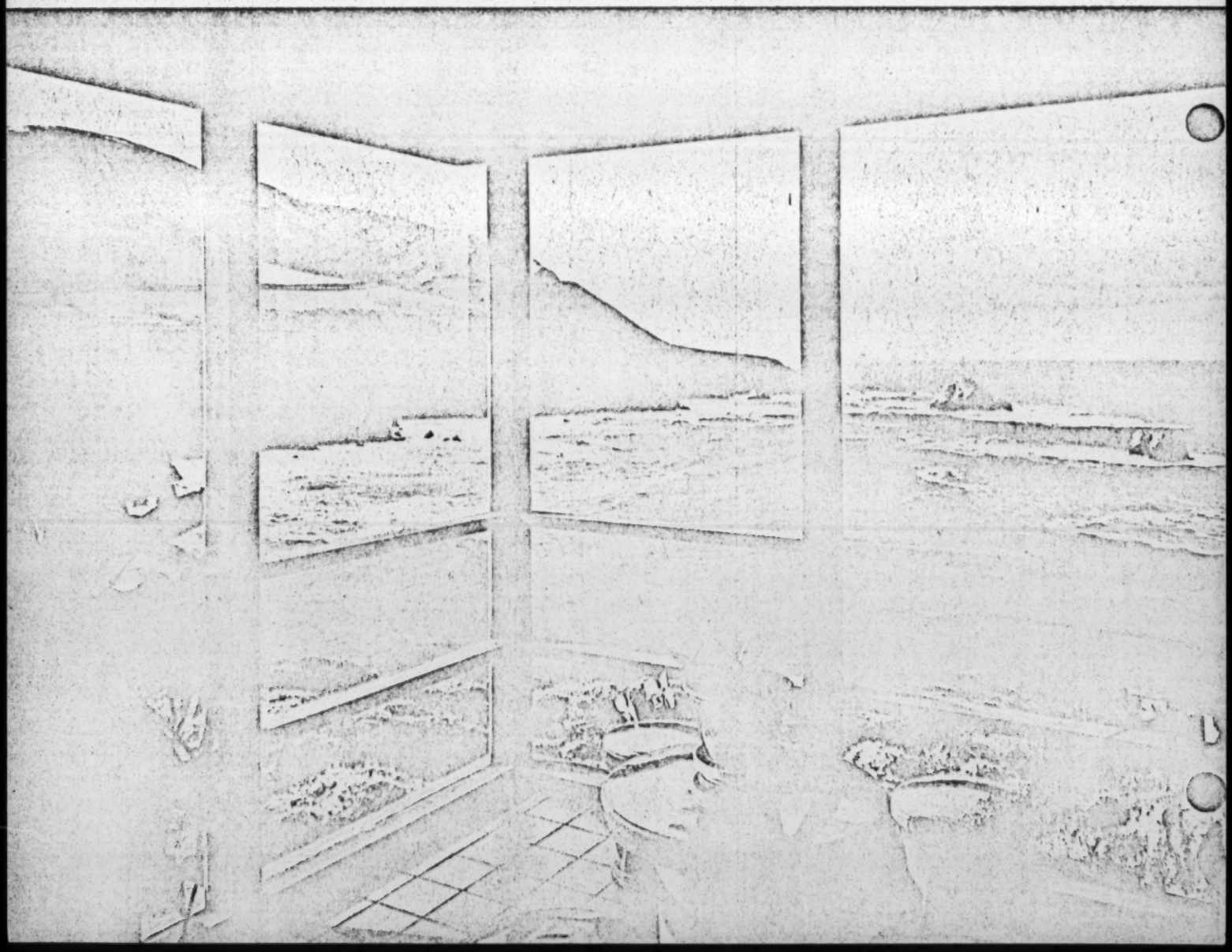
Of such crucial intensity is war that the struggle itself can consume all attention, submerging the campaign's very objectives. The War on Community Ugliness: Is it merely that? Or is it a crusade for a beautiful, efficient, livable America? It is, in the ultimate, for the latter. There is little danger that the negative aspects be given too great emphasis, for ugliness, as The American Institute of Architects points out, "is allowed to flourish by the great mass of people who have trained themselves not to see or, seeing, think that nothing can be done about it." This approach notwithstanding, the propensities of creative architects are toward the positive, as depicted by the following photographs from an exhibition originally planned by the Architectural Panel of Los Angeles, a portion of which was later hung at the Octagon House.

A PORTFOLIO BY JULIUS SHULMAN

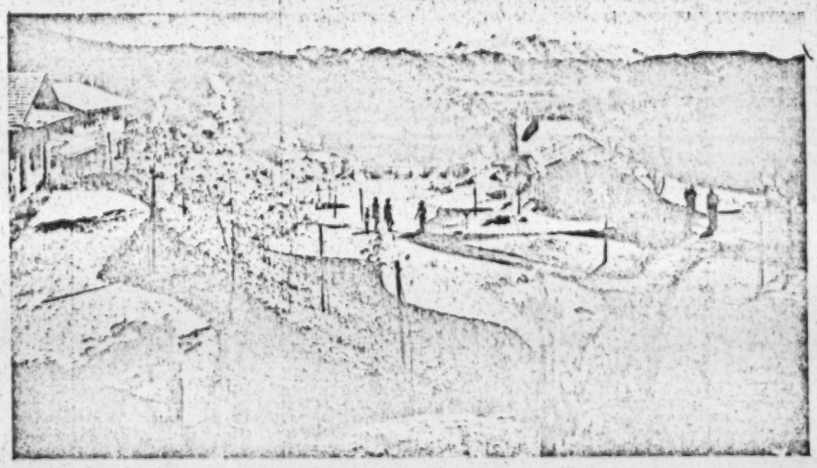
MORELAND GRIFFITH SMITH FAIA
38 PEACHTREE CIRCLE, N. E.
ATLANTA, GEORGIA 30309

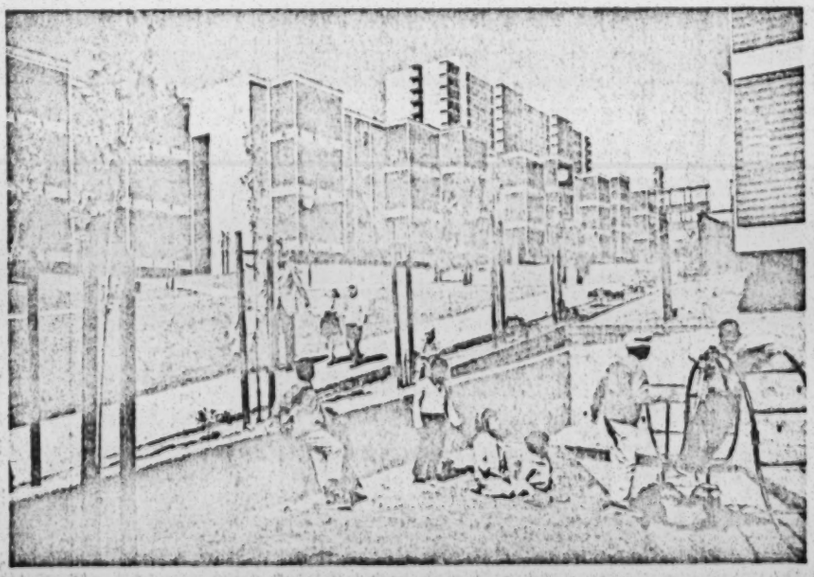
Open land is vanishing and old landmarks are violate. Worst of all, expansion is eroding the precious and time-honored values of community with neighbors and communion with nature. The loss of these values breeds loneliness and boredom and indifference. Our society will never be great until our cities are great.

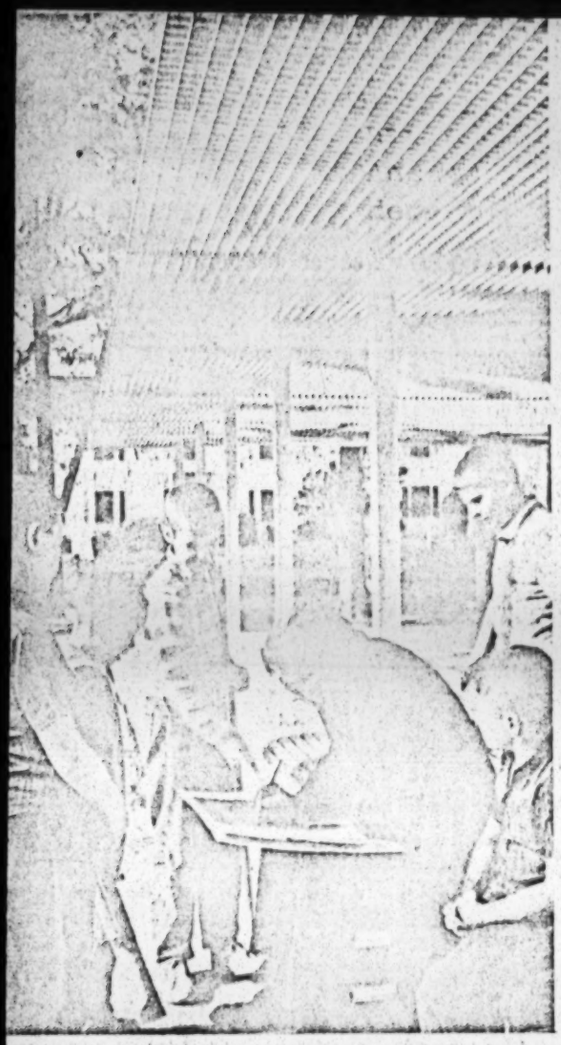
PRESIDENT JOHNSON



A happier and lovelier America, by design. A house at Big Sur, Calif., by Gregory Ain AIA beckons to sea, sky and land, inviting them in. It represents, at once, shelter and continual communion with nature. In his own house, Frederick Emmons AIA sought an answer to the question: How do I look from my neighbors' point of view? A gratifying communal contribution resulted. A housing project by Ridgely & Wexler in California's Conejo Valley demonstrates with its sculptured site that tract housing can be beautiful. Single-family dwellings are blessed with singleness. But such a house is inappropriate for many families, especially in urban areas. Marquis & Stoller's multiple low-income housing in San Francisco has a handsome, safe environment for all.

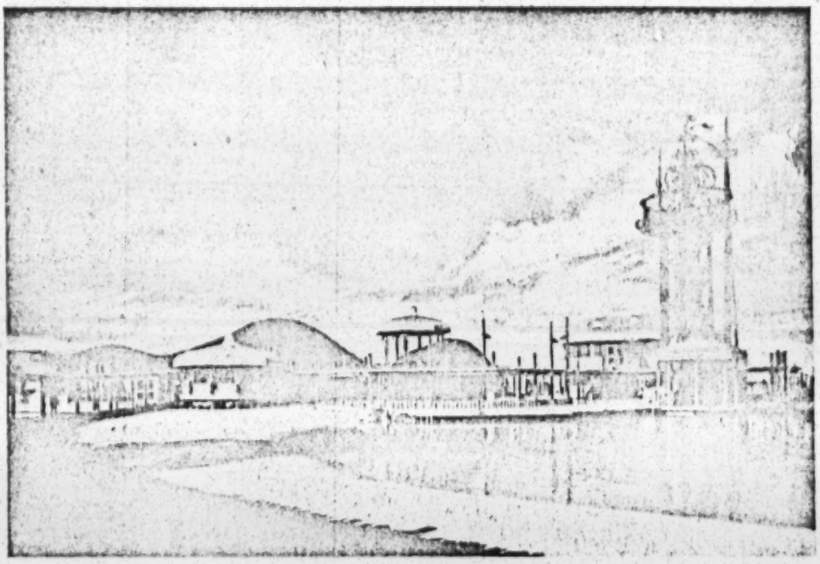


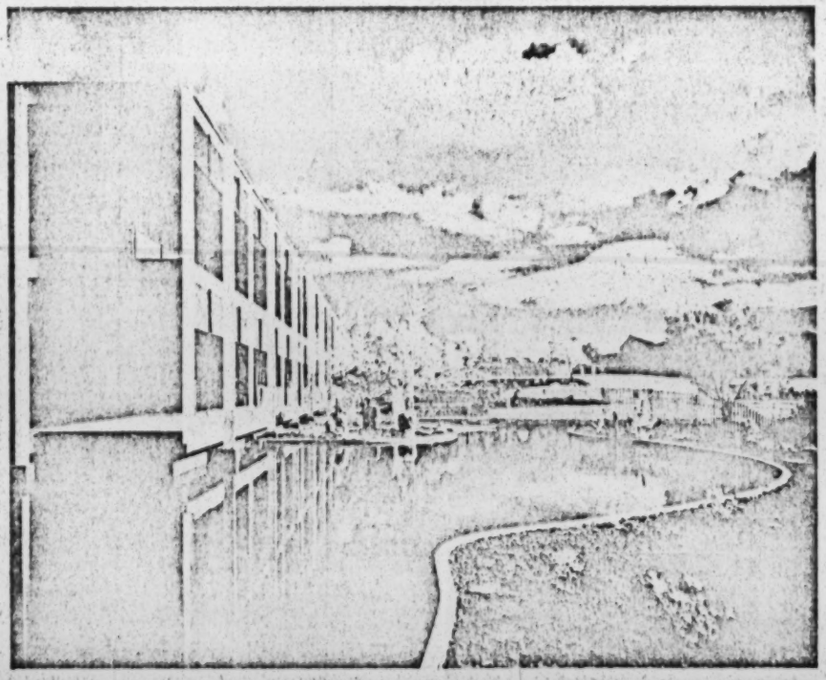




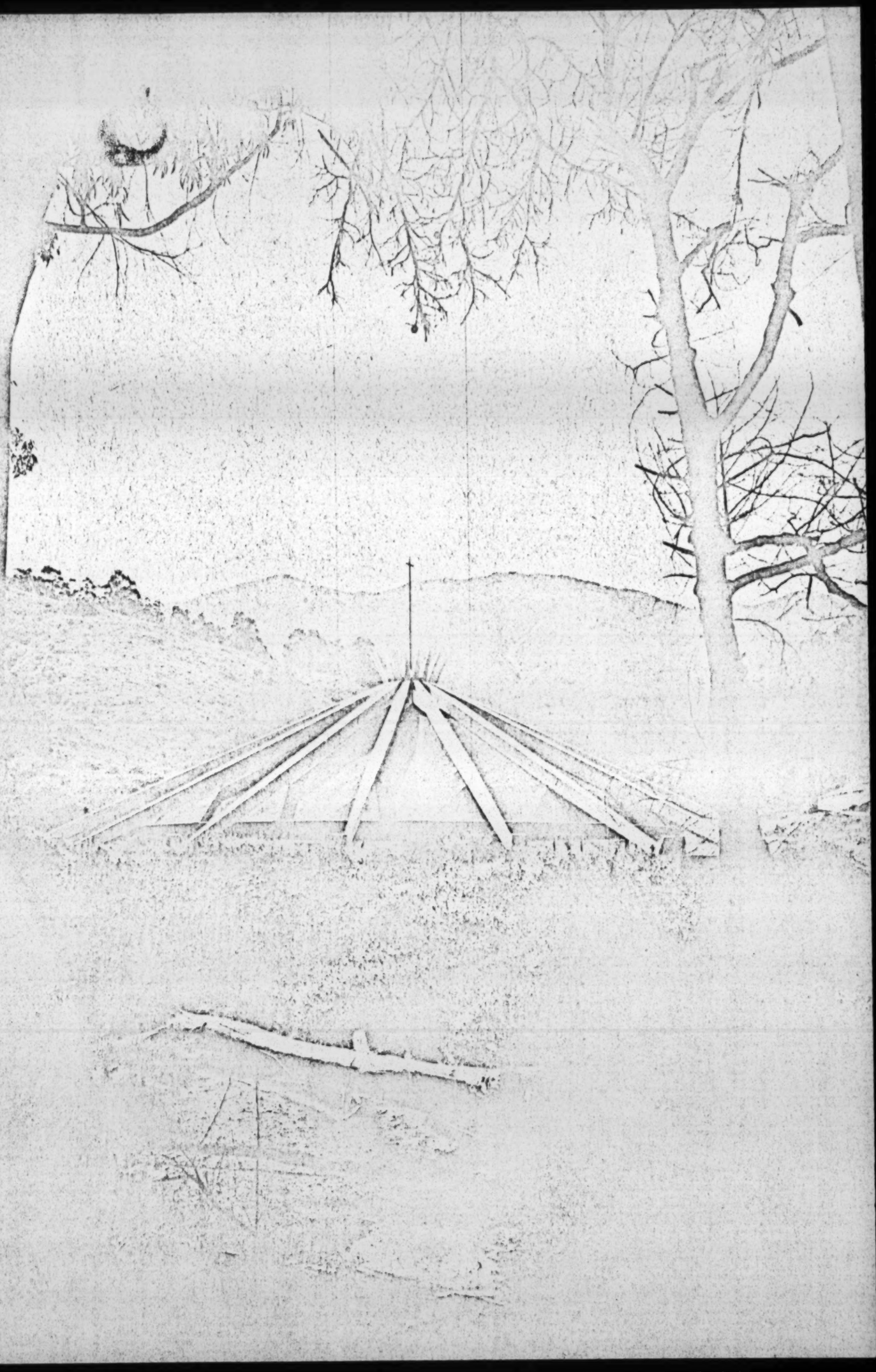
In every part of the nation we need men and women who will fight for man-made masterpieces and against senseless squalor and urban decay.

STEWART L. UDALL





Wherever there are children, there must be space to play. In Los Angeles, the Park Department created this small park and shelter complex in the midst of a busy and heavily populated area. In search of a playful, carefree, away-from-it-all atmosphere, Spencer & Lee produced this fantasy in Vacation Village on San Diego's Mission Bay. But man can enjoy beauty not only when in retreat but while at his labors. An industrial complex by Charles Luckman & Associates is graced with a rural, parklike atmosphere. Man, through design, is also brought closer to his God. A church in the wildwoods by Mario Ciampi FAIA is strongly rooted in the earth but heavenward in its quintessence.



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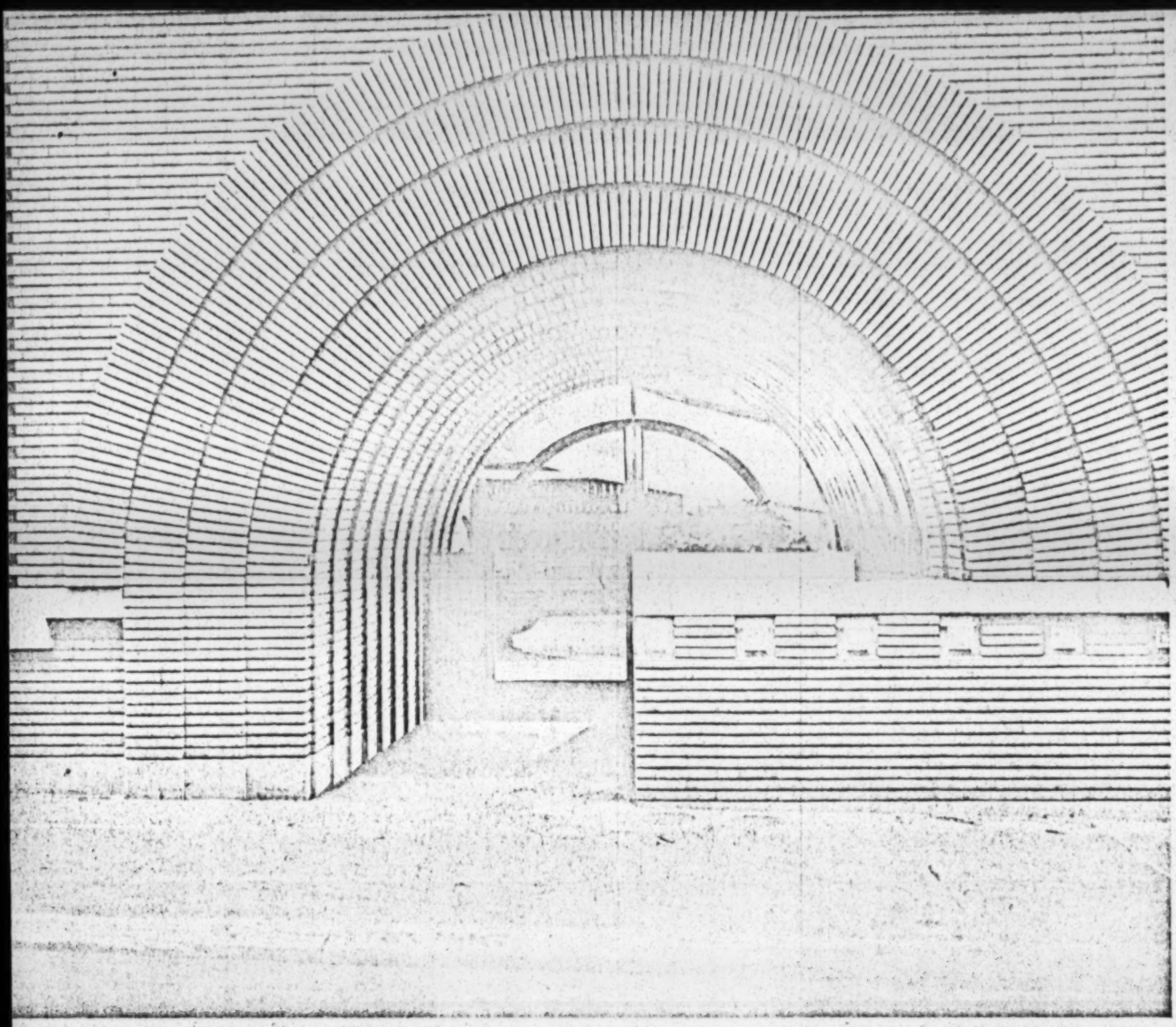
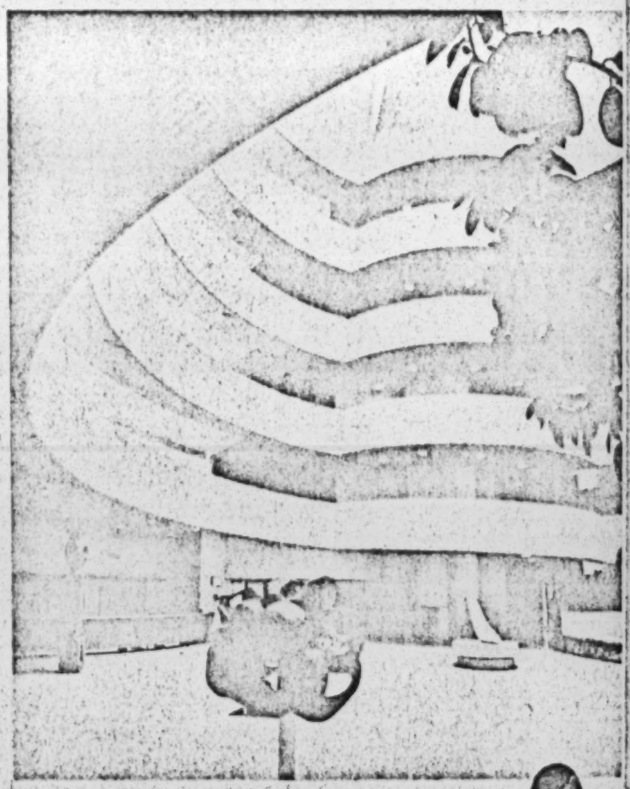


Beauty that is man-made is of particular importance to our cities. Two of Frank Lloyd Wright's contributions: San Francisco's V. C. Morris Shop with its exciting arched entrance and New York's Guggenheim Museum with all its spatial intrigue. In Detroit, the Michigan Consolidated Gas Co. Building by Minoru Yamasaki & Associates respects and enhances the site. The Seagram Building in New York (Ludwig Mies van der Rohe FAIA and Philip Johnson FAIA) is happily framed by Lever House (Skidmore, Owings & Merrill), a visually satisfying interrelationship between two major structures. Yet as we move toward buildings that are integrated with our technological age, we acknowledge the esthetic values of the past. The Bradbury Building in Los Angeles, completed in 1893, works well to this day in all its decorative elegance, as designed by George H. Wyman.



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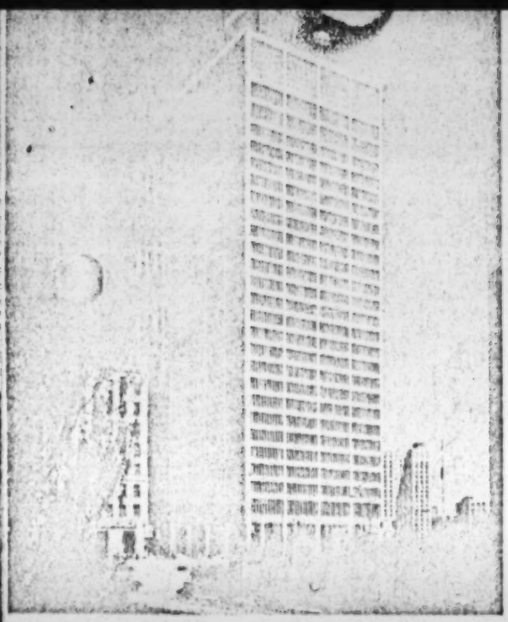
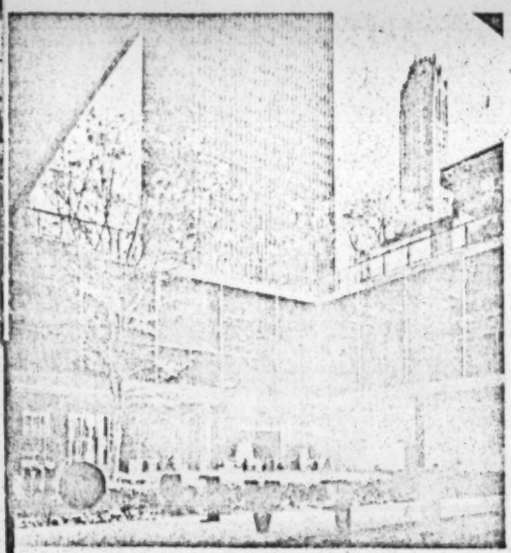
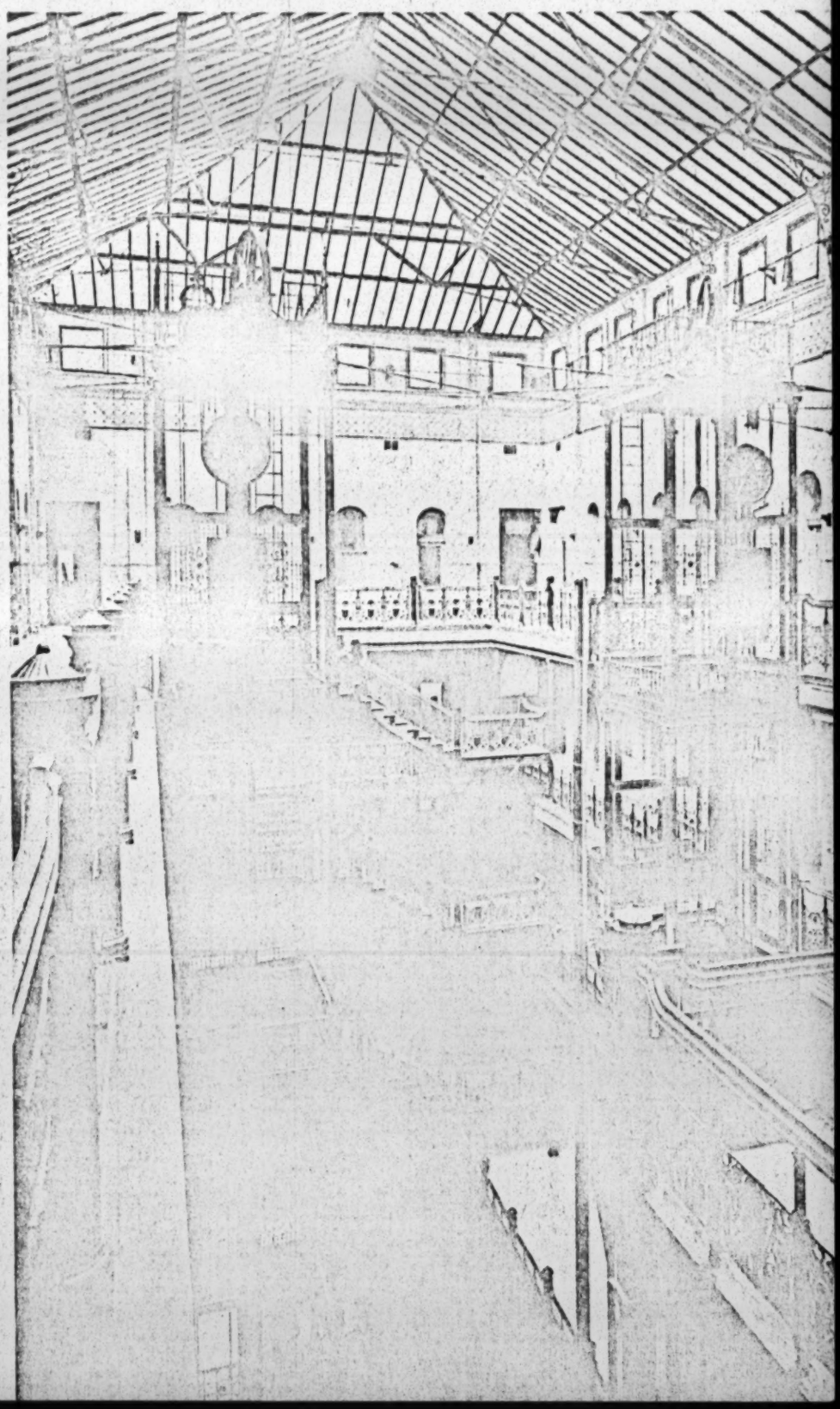




As a citizen, all my thoughts have gone toward a better understanding of human and community needs. My camera, since 1936, has been dedicated to that cause.

JULIUS SHULMAN



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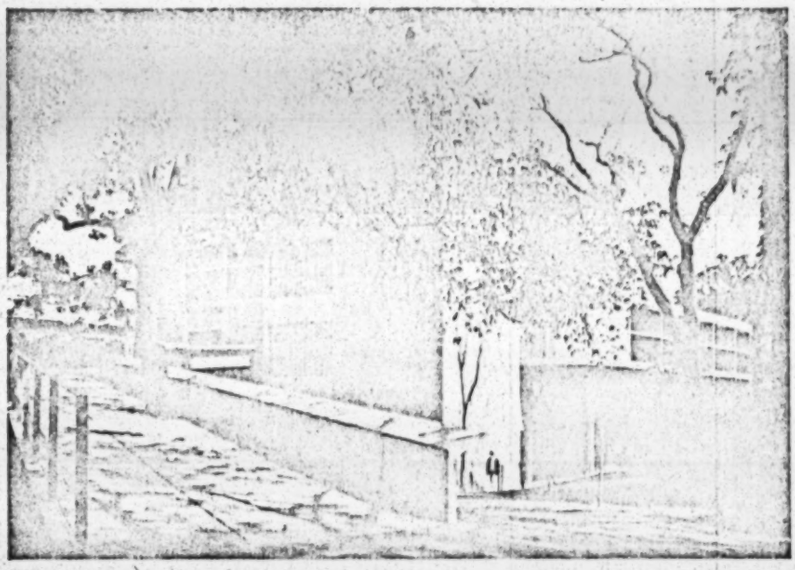

At Harvard, the old and new live together compatibly. The Yard will continue a sanctuary of space and freedom for generations unborn. When Le Corbusier was commissioned to do Carpenter Hall on the Cambridge campus, few could visualize the master's solution to a confined space. But in viewing the building from the approach shown, there is little awareness of surrounding structures. Finally, a reminder of our wondrous, natural endowment. Design, preservation and conservation—these are the guideposts for a greater, more beautiful and more livable America [commentary based on observations of Julius Shulman].

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Clips
URBAN AMERICA INC.
1717 Massachusetts Ave. N.W.
Washington, D.C. 20036
(202) 265-2224

The New York Times

WEDNESDAY, AUGUST 2, 1967

URBAN UNIT CALLS PARLEY ON CITIES

22 U. S. Leaders Ask Nation to Work on Domestic Issues

By JOSEPH A. LOFTUS
Special to The New York Times

WASHINGTON, July 31 — Twenty-two American leaders in a variety of pursuits called upon the nation Monday night to revise its priorities and to bring more resources to bear on domestic problems.

Big-city mayors, shaken by riots, called the conference of leaders in business, labor, religion, education, civil rights and city government. The group announced an emergency convocation of 1,000 to be held in Washington late in August.

The leaders proposed:

¶That the Federal Government develop an Emergency Work and Reconstruction Program to provide new training programs and jobs for the unemployed.

¶That the Urban Coalition, as the group tonight called itself, proceed immediately to promote "earn and learn" centers in the cities to provide job training and jobs.

¶That the private sector of the nation directly and vigorously involve itself in the crisis of the cities by a commitment to investment, job training and hiring and "all other things that are necessary to the full employment of the free enterprise system, and also to its survival."

Lindsay Questioned

Mayor Lindsay of New York, answering a question at a news conference about the apparent mood of Congress to reduce rather than expand welfare programs, said:

"It would be sheer tragedy to penalize the majority because of resentment of the criminal acts of a tiny fraction."

David Rockefeller, president of the Chase Manhattan Bank, was asked whether he thought business had been "scared out of the ghettos."

"They certainly are deeply concerned," he said. "I wouldn't say they were scared away. They need the feeling that the country is back of a radical change."

Mayor Joseph M. Barr of Pittsburgh, chairman of the Conference of Mayors, and Mayor Lindsay, of the conference's executive committee, sponsored the conference.

The tentative agenda for the meeting included an item called "meeting with the President and Congressional leaders." Afterward Mayor Barr said no such meeting had been or was beng arranged.

The coalition's statement of more than 600 words did not mention the President.

List of Leaders

Those attending were:

I. W. ABEL, president, United Steelworkers of America, A.F.L.-C.I.O.

ARNOLD ARONSON (representing Roy Wilkins), executive secretary, National Leadership Conference on Civil Rights.

MAYOR JOSEPH M. BARR, president, United States Conference of Mayors.

ANDREW J. BIEMILLER (representing George Meany), legislative director, A.F.L.-C.I.O.

THE REV. WALTER FAUNTROY (representing the Rev. Dr. Martin Luther King Jr.), Washington representative, Southern Christian Leadership Conference.

JOHN FIELD, director of community relations for the Conference of Mayors.

HAROLD FLEMING, president of the Potomac Institute.

ARTHUR S. FLEMMING, president, National Council of Churches.

JOHN J. GUNTHER, executive director of the Conference of Mayors.

ANDREW HEISKELL, chairman of the board, Time, Inc., and chairman of Urban America, Inc.

JOSEPH KEENAN, secretary-treasurer, International Brotherhood of Electrical Workers, A.F.L.-C.I.O.

MAYOR JOHN V. LINDSAY, executive committee, Conference of Mayors.

MAYOR ARTHUR NAFTALIN of Minneapolis, chairman, Community Relations Committee, Conference of Mayors.

GERALD PHILLIPE, chairman of the board, General Electric.

WALTER P. REUTHER, president, Citizens Crusade Against Poverty, and president, United Automobile Workers, A.F.L.-C.I.O.

DAVID ROCKEFELLER, president, Chase Manhattan Bank.

RABBI JACOB P. RUDIN, president, Synagogue Council of America.

BAYARD RUSTIN (representing A. Philip Randolph), executive director, A. Philip Randolph Institute.

WILLIAM L. SLAYTON, executive vice president of Urban America, Inc.

THE MOST REV. PAUL TANNER (representing the Most Rev. John Deardon), general secretary, National Conference of Catholic Bishops.

JOHN WHEELER, president, Mechanics and Farmers Bank, Durham, N. C., and president, Southern Regional Council.

WHITNEY M. YOUNG Jr., executive director, National Urban League.

NEW YORK TIMES
Wednesday, August 2, 1967
Page 2

Text of Statement by Urban Coalition

Special to The New York Times

WASHINGTON, July 31—The Urban Coalition, at its first meeting to discuss the problems of cities, issued the following statement:

Preamble

The tangible results of the urban riots in terms of death, injury and property damage are horrifying in themselves. The intangible damage in terms of the riots' effects on men's minds may yet be even greater.

At this moment, millions of Americans are forming attitudes that could mean disaster to our social structure: the homeowner who vows to shoot the next suspicious character he sees in his neighborhood; the businessman who decides to get out of the slums; the labor leader who determines to keep minorities out; the insurance man who refuses to cover slum properties; the Negro or white who goes out to take whatever he can get his hands on; the legislator who fails to meet his public responsibilities.

These people and others are reversing a trend that, however slowly, was working to the benefit of our cities' disadvantaged minorities.

Let them realize that it is the citizen, in the end, who will keep our country united or will divide it. It is the Government's duty to maintain law and order. But all must understand that law and order is not an excuse for oppression. If law and order is to be accepted by the minorities, the majority must clearly and positively demonstrate its belief that justice, social progress and equality are the rights of every citizen.

We the undersigned pledge ourselves to this purpose. We will call upon the leaders of all segments of society, city by city, to publicly commit themselves to programs enabling the disadvantaged minorities to share in all of the benefits of our society.

Joint Statement

This conference of leaders of business, labor, religions, education, civil rights and city government has formed an Urban Coalition to bring about a sense of immediate urgency about the need for positive and progressive action for our cities.

Lawlessness and all its ingredients cannot be tolerated. Looting, burning and bottle-throwing are criminal acts, and must be dealt with as such.

But let not a reaction to acts, committed by a small fraction of the population of the country's ghettos, blind us to the absolute necessity of moving dramatically and immediately to correct the desperate condition of our urban centers.

We call upon the nation and the Congress to reorder our national priorities, with a commitment of national resources equal to the dimensions of the problems we face. The crisis requires a full new dimension in both the public and private sectors, working together for jobs, housing, education and the other needs of our cities.

'Congress Must Move'

This coalition believes the Congress must move without delay on urban programs. The country can wait no longer for model cities, antipoverty, housing, education and job training legislation and a host of other matters that have been too long denied the cities.

We call upon the Federal Government to develop an Emergency Work and Reconstruction Program to provide new training programs and jobs for the unemployed.

The Coalition also believes that the private sector of America must directly and vigorously involve itself in the crisis of the cities by a commitment to investments, job training and hiring and all other things that are necessary to the full enjoyment of the free enterprise system, and also to its survival.

Earn and Learn Centers

To carry this forward, the Coalition commits itself to proceed imediately to promote "Earn and Learn Centers" in the cities of the country to provide job training and jobs. The Coalition agrees these centers might well be the joint venture of business, labor and local government.

The Coalition believes the sickness of the cities, including civic disorder within them, is the responsibility of the whole of America. Therefore, it is the responsibility of every American to join in the creation of a new political, social, economic and moral climate which will make possible the breaking up of the vicious cycle of the ghetto.

The Coalition's commitments can be for no less and its determination is for even more.

The Coalition further commits itself to convene an Urban Coalition Emergency Convocation in Washington near the end of August.

The Convocation will be attended by 1,000 leaders across the nation of business, labor, religion, education, civil rights and city government.

NEW YORK TIMES
Wednesday, August 2, 1967
Page 3

Coalition for Better Cities

While commissions to "investigate" urban riots proliferate in Washington, a group of outstanding citizens has decided to take the lead in spurring the country to positive action to improve housing, schools and jobs, the obvious needs to combat despair in the slums.

This private initiative pools the energies of such dissimilar Americans as David Rockefeller, Walter P. Reuther, Bayard Rustin, Mayor Lindsay and Gerald Phillipe, chairman of the board of General Electric. They and their associates in a new Urban Coalition plan to mobilize a thousand leaders in religion, education, business, labor, civil rights and municipal government at an emergency convocation in Washington later this month.

That meeting could become the generator of as dramatic a goad to the national conscience as was provided by the civil rights March on Washington four years ago. The spread of rioting from one racial ghetto to another has made it plain that the critical problem now is faster progress toward making real the promises of social justice embodied in the laws for which tens of thousands marched in 1963.

Unquestionably, no amount of effort, no outlay of funds, no application of public or private resources will eradicate the roots of unrest swiftly enough to guarantee civic tranquillity this year or next. But reliance on repression without a massive readjustment of priorities to tackle the sources of hopelessness merely means a downward spiral of hate, with increasingly violent eruptions as its outrider.

The statement of the coalition leaders stresses that lawlessness in all its forms cannot be tolerated, but it reminds the nation that the acceptance of law and order by the minorities demands a clear demonstration by the majority of its belief that "justice, social progress and equality are the right of every citizen."

Congress is urged to move without delay on urban problems, especially in the provision of new training programs and jobs for the unemployed. However, there is no disposition to push the whole burden onto Government. The coalition calls on every American "to join in the creation of a new political, social, economic and moral climate which will make possible the breaking up of the vicious cycle of the ghetto."

The shortage now is as much of will and ideas as it is of public and private money. A state of guerrilla warfare is developing between many in the white and black communities. The diversity of the elements in the Urban Coalition represents a serious and significant effort to end this drift, even rush, toward an ugly kind of American apartheid. Reconstruction of attitudes and redefinition of priorities are essential precedents to reuniting America's riven cities.

NEW YORK TIMES
Sunday, August 6, 1967
Page 4

Will There Be An Urban Coalition?

By WILLIAM V. SHANNON

WASHINGTON, Aug. 5—Twice in this generation, the leaders of American life outside of Washington reached agreement on a major issue and forced the Federal Government to act.

In 1947-48, the issue was the Marshall Plan. Business and civic leaders rallied to support the proposal for the rebuilding of Western Europe submitted by a Democratic President to a conservative and potentially balky Republican Congress. In 1963-64, religious leaders of all faiths powerfully reinforced the civil rights movement and compelled President Kennedy to ask for a far-reaching civil rights bill and Congress to enact it.

Pressure Is the Spur

The only hope for a way out of the present racial crisis now tearing apart the cities of the nation is that the leadership in private life will once again rally the public and force Washington to respond.

Congress is presently leaderless. There is no one in the House or Senate with the personal force and prestige of Robert Taft or Sam Rayburn to impose a pattern on the naturally inchoate activity of Congress. So far the angry voices of recrimination and repression have been the loudest, but most Congressmen have not really made up their minds. Like other Americans, they have been made bewildered and uncertain by this terrible turn of events.

President Johnson is waiting to have his hand forced. Determined not to abandon or cut back on the war in Vietnam, he intends to cling to the order of priorities he had developed before Newark and Detroit blew up. He already needs the tax increase to finance the war. He will not seek a still larger tax increase or countenance a swollen deficit to pay for a new urban program unless he is sure there is a widespread public demand.

Mr. Johnson appointed his study commission to deflect criticism away from himself and to reassure the public that the situation, if not under control, was under study. But he is not averse to leading a crusade for better life in the cities if he is sure there is a crusade forming and waiting to be led. He is busy now demonstrating in public and in private that there can be "no reward for rioting." But he could move rapidly in the other direction.

Vice President Humphrey's recent speeches chiding Congress for its slowness and recommending a "Marshall Plan" for the cities hints at the President's flexibility. Humphrey does not make major policy speeches without clearing them with the President.

Fortunately, leaders from the business, labor, the churches and the civil rights organizations as well as the nation's Mayors are moving to put pressure on the President and Congress. The 22 leaders who met last Monday to form the "Urban Coalition" plan to hold an emergency convocation of a thousand private citizens in Washington later this month. It is too early to tell that a powerful new consensus may be forming.

The organizers of the conference are not at all certain how they will structure the meeting or what they hope to arrive at in the way of a substantive program.

"All we know is that we can't come up with the same old shopping list," one of them remarked last week. "If this meeting can only recommend a rat-control bill or another 100 million for urban renewal then it will be a failure."

Slow-moving long-term programs looking toward gradual improvement are not enough. The cities need a coordinated attack on their human and physical problems, and they need an attack scaled to the size of those problems. Ten feet of rope will not save a man drowning a hundred feet from shore. Recognizing this truism, the planners of the conference are proceeding on the general assumption — make no small plans.

Ghetto Youth

Experts can identify three distinct groups in the Negro slums who need help. There are the older men, many of them from the Deep South who have only a grade school education and who, as the need for unskilled laborers diminishes, are jobless for long periods.

There are the teen-agers and young men, born and reared in urban slums, who are often but not always high school dropouts. Many of them come from broken homes where no father was present to impose consistent discipline and to provide the example on which boys can model themselves. These youths are variously trapped in unemployment, in dead-end jobs with no career potential or in the criminal culture of the ghetto streets, piecing out an existence, for example, as "runners" in the numbers racket.

Finally there are those Negro women and their youngsters who live on "aid to dependent children" assistance. These women, though much critized for immorality and indolence, are mostly the pathetic victims of the economic defeat of their menfolk.

Deep Are the Roots

The pathology of the Negro slums got its origins in slavery and in the subsequent decades of deprivation and degredation in the rural South. The United States can rescue these people if it makes the same kind of effort it made to rescue Western Europe's shattered economy after World War II.

The President and Congress will assume the leadership when the public and particularly the business community shows that it generally wants the national effort in this direction. If businessmen respond to enlightened leaders such as David Rockefeller and Henry Ford 2d, the nation may yet make progress in this summer of discontent.

WASHINGTON POST
Tuesday, August 1, 1967
Page 5

1000 Leaders to Meet Here on Cities' Needs

Urban Coalition Sets Late-August Parley

By Robert E. Baker
Washington Post Staff Writer

A convocation of 1000 leaders of business, labor, religion, civil rights and city government has been called for late August in Washington to mobilize an attack on city problems.

The call was made last night by the newly formed Urban Coalition, headed by Mayor John V. Lindsay of New York and Mayor Joseph M. Barr of Pittsburgh.

"We call upon the Nation and Congress to reorder our national priorities, with a commitment of national resources equal to the dimensions of the problems we face," said Lindsay, reading a statement approved unanimously by the 20 national leaders who formed the Urban Coalition.

Two members of the Coalition, Lindsay and I. W. Abel, president of the United Steelworkers of America, are also members of the Presidential Commission on Civil Disorders, named last week to investigate the wave of slum riots that have hit the Nation.

A third Commission member, Executive Secretary Roy Wilkins of the NAACP, did not attend last night's session but he was represented by Arnold Aronson.

The Coalition also called for:

- Quick action by Congress on urban programs "too long denied the cities."
- Federal development of an Emergency Work and Reconstruction Program to provide jobs and training for the unemployed.
- "Earn and Learn Centers" in the cities for job training, a joint venture of business, labor and local government.
- Commitment by private industry in investment, job training and hiring as its role in the crisis of the cities.
- Commitment of "every American to join in the creation of a new political, social, economic and moral climate which will make possible the breaking up of the vicious cycle of the ghetto."

In a preamble to its statement, the Urban Coalition warned against the forming of attitudes by Americans during this period of crisis and riots "that could mean disaster to our social structure."

"It is the Government's duty to maintain law and order.

"But all must understand that law and order is not an excuse for oppression. If law and order is to be accepted by the minorities, the majority must clearly and positively demonstrate its belief that justice, social progress and equality are rights of every citizen."

The meeting had been called by Lindsay and Barr to mobilize national action for short-term and long-term measures to prevent unrest and violence that have stricken 50 American cities this summer.

It was held at the offices of Urban America, Inc., here under the auspices of the U.S. Conference of Mayors.

It was obviously sparked by the riots, but the idea was born last January when eight big-city mayors, including Barr and Lindsay, called for such a coalition to place urban problems to the top of the Nation's priority list.

Mayor Jerome P. Cavanagh of Detroit was one of the January organizers but he was unable to attend last night's session because of the recent riots in his city.

Leaders who attended last night's session and approved the statement were:

Mayors—Arthur Naftalin of Minneapolis, Barr and Lindsay.

Industry—Andrew Heiskell, chairman of Time, Inc.; Gerald Phillippe, chairman of General Electric; David Rockefeller, president of Chase Manhattan Bank.

Labor—Andrew J. Biemiller, legislative director AFL-CIO, representing AFL-CIO President George Meany; Joseph Keenan, secretary-treasurer, International Brotherhood of Electrical Workert; Walter Reuther, president, United Automobile Workers, and Abel.

Religion — Rabbi Jacob F Rudin, president, Synagogu Council of America; Arthur S Flemming, former Secretar of Health, Education and We fare, now president of the Na tional Council of Churches Bishop Paul Tanner, genera secretary, National Conferenc of Catholic Bishops, represent ing Archbishop John Deade of Detroit.

Civil Rights—The Rev. Wal ter Fauntroy of Washington representing the Rev. Dr. Mar tin Luther King Jr.; Bayard Rustin, representing A. Philip Randolph; Whitney Young, di rector of the National Urban League; John Wheeler, presi dent of the Southern Regional Council, and Aronson.

MEMO

Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301

TO: Paul

FROM:

SUBJECT:

for routing
circulate
answer
return
destroy
to files

This looks like a good thing to me. Unfortunately I have a commitment for the 24th that I can't break but if you approve I would like to write them asking if there is any way I could have more notice of future meetings

Moreland

Moreland Griffith Smith FAIA
P. O. Box 494
Atlanta, Georgia 30301

Emergency Convocation: The Urban Coalition

1717 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 265-2224

Steering Committee:
Mr. Andrew Heiskell, Co-Chairman
Mr. A. Philip Randolph, Co-Chairman
Mr. I. W. Abel
The Honorable Ivan Allen, Jr.
Mr. Roy Ash
The Honorable Joseph M. Barr
The Honorable Jerome P. Cavanagh
Mr. Frederick J. Close
The Honorable John F. Collins
The Honorable Richard J. Daley
Archbishop John F. Dearden
The Honorable Milton Graham
Dr. Arthur Flemming
Mr. Henry Ford II
Mr. Gilbert W. Fitzhugh
Mr. Joseph D. Keenan
The Reverend Dr. Martin Luther King
The Honorable John V. Lindsay
Mr. George Meany
The Honorable Arthur Naftalin
Mr. Gerald L. Phillippe
Mr. Walter Reuther
Mr. David Rockefeller
Mr. James Rouse
Rabbi Jacob P. Rudin
Mr. Theodore Schlesinger
Mr. Asa T. Spaulding
Mr. David Sullivan
The Honorable James H. J. Tate
Mr. John Wheeler
Mr. Roy Wilkins
Mr. Whitney M. Young, Jr.

Mr. Moreland Smith
Director
Urban Planning Project
Southern Regional Council
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

August 12, 1967

Dear Mr. Smith:

It is with a strong sense of urgency that we invite you to join in the Emergency Convocation of the Urban Coalition, to be held August 24 at The Shoreham Hotel in Washington, D. C., from 9:30 a.m. to 5 p.m.

The Urban Coalition was formed on July 31 by the individuals named above, in direct response to the national crisis in the cities. Alienation has erupted into violence in the slums of 104 communities during the past two summers. We believe that an immediate attack must be launched to reorder our national priorities and to obtain a major commitment of national resources--both public and private--on the scale of the crisis itself.

We are calling the Emergency Convocation, involving 1,000 leaders of our national life, to carry forward the goals of the Coalition. They include: (1) an emergency work program to provide job training and employment for the urban poor, now being drafted into specific legislation; (2) a major expansion of the private sector's efforts to train and provide jobs for the hard-core unemployed; (3) a long-range program for the physical and social reconstruction of American cities.

The Coalition's statement of purpose is enclosed, along with a registration card and hotel reservation form for the Convocation. We hope that you will give your full personal support to the Convocation's goals by agreeing to attend.

Sincerely,

Andrew Heiskell

Andrew Heiskell
Co-Chairman

A. Philip Randolph

A. Philip Randolph
Co-Chairman

Statement of Purpose: The Urban Coalition

The tangible results of the urban riots in terms of death, injury, and property damage are horrifying in themselves. The intangible damage in terms of the riots' effects on men's minds may yet be even greater.

At this moment, millions of Americans are forming attitudes that could mean disaster to our social structure: the homeowner who vows to shoot the next suspicious character he sees in his neighborhood; the businessman who decides to get out of the slums; the labor leader who determines to keep minorities out; the insurance man who refuses to cover slum properties; the Negro or White who goes out to take whatever he can get his hands on; the legislator who fails to meet his public responsibilities.

These people and others are reversing a trend that, however slowly, was working to the benefit of our cities' disadvantaged minorities. Let them realize that it is the citizen, in the end, who will keep our country united or will divide it. It is government's duty to maintain law and order. But all must understand that law and order is not an excuse for oppression. If law and order is to be accepted by the minorities, the majority must clearly and positively demonstrate its belief that justice, social progress, and equality are rights of every citizen.

We, the undersigned, pledge ourselves to this purpose. We will call upon the leaders of all segments of society, city by city, to publicly commit themselves to programs enabling the disadvantaged minorities to share in all of the benefits of our society.

This conference of leaders of business, labor, religions, education, civil rights, and city government has formed an Urban Coalition to bring about a sense of immediate urgency about the need for positive and progressive action for our cities.

Lawlessness and all its ingredients cannot be tolerated. Looting, burning, and bottle throwing are criminal acts and must be dealt with as such.

But let not a reaction to acts, committed by a small fraction of the population of the country's ghettos, blind us to the absolute necessity of moving dramatically and immediately to correct the desperate condition of our urban centers.

We call upon the nation and the Congress to reorder our national priorities, with a commitment of national resources equal to the dimensions of the problems we face. The crisis requires a full new dimension in both the public and private sectors, working together for jobs, housing, education, and the other needs of our cities.

This Coalition believes the Congress must move without delay on urban programs. The country can wait no longer for model cities, anti-poverty, housing, education, and job training legislation, and a host of other matters that have been too long denied the cities.

We call upon the Federal Government to develop an Emergency Work and Reconstruction Program to provide new training programs and jobs for the unemployed.

The Coalition also believes that the private sector of America must directly and vigorously involve itself in the crisis of the cities by a commitment to investment, job training and hiring, and all other things that are necessary to the full enjoyment of the free enterprise system, and also to its survival.

To carry this forward, the Coalition commits itself to proceed immediately to promote "Earn and Learn Centers" in the cities of the country to provide job training and jobs. The Coalition agrees these centers might well be the joint venture of business, labor, and local government.

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The Coalition's commitment can be for no less and its determination is for even more.

The Coalition further commits itself to convene an Urban Coalition Emergency Convocation in Washington near the end of August.

The Convocation will be attended by 1,000 leaders across the nation of business, labor, religion, education, civil rights, and city government.

The Urban Coalition
July 31, 1967
Washington, D. C.

LEADERSHIP CONFERENCE ON CIVIL RIGHTS

ROY WILKINS, Chairman
ARNOLD ARONSON, Secretary
JOSEPH L. RAUH, JR., Counsel
CLARENCE M. MITCHELL, Legislative Chairman
MARVIN CAPLAN, Director Washington Office
J. FRANCIS POHLHAUS, Special Consultant
YVONNE PRICE, Executive Assistant

2027 Mass. Ave., N.W., Washington, D.C. 20036 phone 667-1780 • New York address: 20 West 40th St., New York 10018, phone BRyant 9-1400

John
Did you attend this?
Please fill me in!
Arnold

August 15, 1967

Dear Friend:

Since you are one of the 1,000 national leaders invited to attend the meeting of the "urban coalition" on Thursday, August 24, in the Shoreham Hotel, we want to extend an additional invitation on behalf of the Leadership Conference on Civil Rights.

The meeting will be focussed on the critical problem of the cities and the steps needed to remedy them. But we are sure you recognize that just as pressing as the need to correct social and economic inequalities is the need to deal with the closely related matter of correcting the injustice of unequal citizenship.

For that reason, we hope you will be able to remain for another hour or so after the coalition meeting adjourns to discuss the critical situation that confronts civil rights legislation in this Congress.

The coalition meeting is scheduled to end at 5 P.M. We will convene our meeting almost immediately thereafter.

Please plan on staying a while longer. It is important to mobilize public support to break the impasse that now blocks bills that could contribute to a constructive solution of urban problems. It is equally important to mobilize support for passage in this Congress of the pending legislation that would end discrimination in employment and housing and the selection of juries and that would provide greater protection for Negro citizens in the exercise of their constitutional rights.

Sincerely yours,

Roy Wilkins

Roy Wilkins, Chairman

"Cooperation in the Common Cause of Civil Rights for All"

PARTICIPATING ORGANIZATIONS

AFRICAN METHODIST EPISCOPAL CHURCH
AFRICAN METHODIST EPISCOPAL ZION CHURCH
ALPHA KAPPA ALPHA SORORITY, INC.
ALPHA PHI ALPHA FRATERNITY, INC.
AMALGAMATED CLOTHING WORKERS OF AMERICA
AMALGAMATED MEAT CUTTERS & BUTCHER WORKMEN
AMERICAN CIVIL LIBERTIES UNION
AMERICAN ETHICAL UNION
AMERICAN FEDERATION OF LABOR — CONGRESS OF INDUSTRIAL ORGANIZATIONS
AMERICAN FEDERATION OF STATE COUNTY & MUNICIPAL EMPLOYEES
AMERICAN FEDERATION OF TEACHERS
AMERICAN JEWISH COMMITTEE
AMERICAN JEWISH CONGRESS
AMERICAN NEWSPAPER GUILD
AMERICAN VETERANS COMMITTEE
AMERICANS FOR DEMOCRATIC ACTION
ANTI-DEFAMATION LEAGUE OF B'NAI B'RITH
A. PHILIP RANDOLPH INSTITUTE
BISHOP'S COMMITTEE FOR THE SPANISH SPEAKING
B'NAI B'RITH WOMEN
BROTHERHOOD OF SLEEPING CAR PORTERS
CHRISTIAN METHODIST EPISCOPAL CHURCH
CHURCH OF THE BRETHREN - BRETHREN SERVICE COMMISSION
CHURCH WOMEN UNITED
CITIZENS LOBBY FOR FREEDOM & FAIR PLAY
COLLEGE YCS NATIONAL STAFF
CONGRESS OF RACIAL EQUALITY
DELTA SIGMA THETA SORORITY
EPISCOPAL CHURCH — DIVISION OF CHRISTIAN CITIZENSHIP
EPISCOPAL SOCIETY FOR CULTURAL AND RACIAL UNITY
FRANCISCAN JURISDICTION OF THE THIRD ORDER OF ST. FRANCIS
FRONTIERS INTERNATIONAL
HADASSAH
HOTEL AND RESTAURANT EMPLOYEES AND BARTENDERS INTERNATIONAL UNION
IMPROVED BENEVOLENT & PROTECTIVE ORDER OF ELKS OF THE WORLD
INDUSTRIAL UNION DEPARTMENT — AFL-CIO
INTERNATIONAL LADIES GARMENT WORKERS' UNION OF AMERICA
INTERNATIONAL UNION OF ELECTRICAL RADIO & MACHINE WORKERS
IOTA PHI LAMBDA SORORITY, INC.
JAPANESE AMERICAN CITIZENS LEAGUE
JEWISH LABOR COMMITTEE
JEWISH WAR VETERANS
LABOR ZIONIST ORGANIZATION OF AMERICA
LEAGUE FOR INDUSTRIAL DEMOCRACY
LUTHERAN CHURCH IN AMERICA — BOARD OF SOCIAL MINISTRY
MEDICAL COMMITTEE FOR HUMAN RIGHTS
NATIONAL ALLIANCE OF POSTAL & FEDERAL EMPLOYEES
NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE
NATIONAL ASSOCIATION OF COLLEGE WOMEN
NATIONAL ASSOCIATION OF COLORED WOMEN'S CLUBS, INC.
NATIONAL ASSOCIATION OF NEGRO BUSINESS & PROFESSIONAL WOMEN'S CLUBS, INC.
NATIONAL ASSOCIATION OF REAL ESTATE BROKERS, INC.
NATIONAL ASSOCIATION OF SOCIAL WORKERS
NATIONAL BAPTIST CONVENTION, U. S. A.
NATIONAL BAR ASSOCIATION
NATIONAL BEAUTY CULTURISTS' LEAGUE, INC.
NATIONAL CATHOLIC CONFERENCE FOR INTERRACIAL JUSTICE
NATIONAL CATHOLIC SOCIAL ACTION CONFERENCE
NATIONAL COMMUNITY RELATIONS ADVISORY COUNCIL
NATIONAL COUNCIL OF CATHOLIC MEN
NATIONAL COUNCIL OF CATHOLIC WOMEN
NATIONAL COUNCIL OF CHURCHES — COMMISSION ON RELIGION & RACE
NATIONAL COUNCIL OF JEWISH WOMEN
NATIONAL COUNCIL OF NEGRO WOMEN
NATIONAL COUNCIL OF PUERTO RICAN VOLUNTEERS, INC.
NATIONAL COUNCIL OF SENIOR CITIZENS, INC.
NATIONAL DENTAL ASSOCIATION
NATIONAL FARMERS UNION
NATIONAL FEDERATION OF CATHOLIC COLLEGE STUDENTS
NATIONAL FEDERATION OF SETTLEMENTS & NEIGHBORHOOD CENTERS
NATIONAL FEDERATION OF TEMPLE SISTERHOODS
NATIONAL JEWISH WELFARE BOARD
NATIONAL MEDICAL ASSOCIATION
NATIONAL NEWMAN STUDENT FEDERATION
NATIONAL NEWSPAPER PUBLISHERS ASSOCIATION
NATIONAL ORGANIZATION FOR MEXICAN-AMERICAN SERVICES
NATIONAL ORGANIZATION FOR WOMEN
NATIONAL SHARECROPPERS FUND
NATIONAL URBAN LEAGUE
NEGRO AMERICAN LABOR COUNCIL
OMEGA PSI PHI FRATERNITY, INC.
PHI BETA SIGMA FRATERNITY, INC.
PHI DELTA KAPPA SORORITY
PIONEER WOMEN, AMERICAN AFFAIRS
PRESBYTERIAN INTERRACIAL COUNCIL
RETAIL WHOLESALE & DEPARTMENT STORE UNION
SOUTHERN BEAUTY CONGRESS, INC.
SOUTHERN CHRISTIAN LEADERSHIP CONFERENCE
TEXTILE WORKERS UNION OF AMERICA
TRANSPORT WORKERS UNION OF AMERICA
UNION OF AMERICAN HEBREW CONGREGATIONS
UNITARIAN UNIVERSALIST ASSOCIATION — COMMISSION ON RELIGION & RACE
UNITARIAN UNIVERSALIST WOMEN'S FEDERATION
UNITED AUTOMOBILE WORKERS OF AMERICA
UNITED CHURCH OF CHRIST — COMMITTEE FOR RACIAL JUSTICE NOW
UNITED CHURCH OF CHRIST — COUNCIL FOR CHRISTIAN SOCIAL ACTION
UNITED HEBREW TRADES
UNITED PACKINGHOUSE, FOOD & ALLIED WORKERS
UNITED PRESBYTERIAN CHURCH — COMMISSION ON RELIGION & RACE
UNITED PRESBYTERIAN CHURCH — OFFICE OF CHURCH & SOCIETY
UNITED RUBBER WORKERS
UNITED STATES NATIONAL STUDENT ASSOCIATION
UNITED STATES YOUTH COUNCIL
UNITED STEELWORKERS OF AMERICA
UNITED SYNAGOGUE OF AMERICA
UNITED TRANSPORT SERVICE EMPLOYEES
UNIVERSITY CHRISTIAN MOVEMENT
WOMEN'S INTERNATIONAL LEAGUE FOR PEACE & FREEDOM
WORKERS DEFENSE LEAGUE
WORKMEN'S CIRCLE
YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE USA
ZETA PHI BETA SORORITY

STATEMENT OF PRINCIPLES, GOALS, AND COMMITMENTS
EMERGENCY CONVOCATION: THE URBAN COALITION

August 21, 1967

CONFIDENTIAL
DRAFT

We are experiencing our third summer of widespread civil disorder. In 1965, it was Harlem, North Philadelphia, and the disaster of Watts. In 1966, it was the Hough area of Cleveland, Omaha, Atlanta, Dayton, San Francisco and 24 other cities. This summer, Newark and Detroit were only the most tragic of 80 explosions of violence in the streets.

Confronted by these catastrophic events, we, as representatives of business, labor, religion, civil rights, and local government, have joined in this Convocation to create a sense of national urgency on the need for positive action for all the people of our cities.

We are united in the following convictions:

We believe the tangible effects of the urban riots in terms of death, injury, and property damage, horrifying though they are, are less to be feared than the intangible damage to men's minds. We also believe that our thoughts and actions should be directed more to the deep-rooted and historic problems of the cities that have led to these riots than to the riots themselves.

We believe it is government's duty to maintain law and order. But if law and order is to be accepted by all, then we as a nation must clearly and positively demonstrate our belief that justice, social progress, and equality are rights of every citizen.

We believe the American people and the Congress must reorder national priorities, with a commitment of resources equal to the magnitude of the problems we face. The crisis requires a new dimension of effort in both the public and private sectors, working together to provide housing, education, and the needs of our cities.

We believe the Congress must move without delay on urban programs. The country can wait no longer for measures that have too long been denied the people of the cities and the nation as a whole--additional civil rights legislation, adequately funded model cities, anti-poverty, housing, education, and job-training programs, and a host of others.

We believe the private sector of America must directly and vigorously involve itself in the crisis of the cities by a commitment to investment, job-training, and hiring, and all that is necessary to the full enjoyment of the free enterprise system--and also to its survival.

We believe the sickness of the cities, including civic disorder within them, is the responsibility of the whole of America. Therefore, it is the responsibility of every American to join in the creation of a new political, social, economic, and moral climate that will make possible the breaking of the vicious cycle of the ghetto. Each American must have the opportunity to participate fully in shaping and directing the society of which he is a part.

This Convocation calls upon the nation to end once and for all the shame of poverty amid general affluence. Government must accept responsibility to provide all Americans with opportunity to achieve an adequate income. Private industry must greatly accelerate its efforts to recruit, train, and hire the hard-core unemployed. Government must act as employer of last resort for those who cannot otherwise find work, and must assure adequate income levels for those who are unable to work.

Emergency Work Program

This Convocation calls upon the Federal Government to develop an emergency work program to provide jobs and new training opportunities for the unemployed and underemployed consistent with the following principles:

--The Federal Government must enlist the cooperation of government at all levels and of private industry to assure that meaningful, productive work is available to everyone willing and able to work.

--To create socially useful jobs the emergency work program should concentrate on the huge backlog of public service employment needs in parks, streets, slums, countryside, schools, colleges, libraries, and hospitals.

--The emergency work program should put one million of the presently unemployed into productive work at the earliest possible moment.

--The program must provide meaningful jobs--not dead-end, make work projects--so that the employment experience gained adds to the capabilities and broadens the opportunities of the employees to become productive members of the permanent work force of our nation.

--Basic education, training, and counseling must be an integral part of the program to assure extended opportunities for upward job mobility and to improve employee productivity. Grants for training, education, and counseling should be made to private industry as well as to public and nonprofit agencies.

--Grants for employment should be made to local governments, nonprofit institutions, and Federal agencies able to demonstrate their ability to use labor productively without reducing existing levels of employment or undercutting existing labor standards. Wages should be at least equal to those prevailing in the area for similar services, or the Federal minumum wage, whichever is higher.

--Such a program should ensure that new employees become a part of the regular work force and that normal performance standards are met.

--The operation of the program should be keyed to specific, localized unemployment problems and focused initially on those areas where the need is most apparent.

Private Employment Assistance and Investment

All representatives of the private sector in this Urban Coalition decisively commit themselves to assist the deprived among us to achieve full participation in the economy as self-supporting citizens. We pledge full-scale private endeavor through creative job-training and employment, managerial assistance, and basic investment in all phases or urban development.

The alternatives to a massive and concerted drive by the private sector are clear. They include the burden of wasted human and physical potential, the deterioration of the healthy environment basic to the successful operation of any business, and the dangers of

permanent alienation from our society of millions of citizens.

We propose to initiate an all-out attack on the unemployment problem through the following steps:

--To move systematically and directly into the ghettos and barrios to seek out the unemployed and underemployed and enlist them in basic and positive private training and employment programs. We will re-evaluate our current testing procedures and employment standards so as to modify or eliminate those practices and requirements that unnecessarily bar many persons from gainful employment by business.

--To create a closer relationship between private employers. and public training and emergency employment programs to widen career opportunities for our disadvantaged citizens. To this end, we will explore the potential of setting up joint private and public "Earn and Learn" centers in depressed urban areas.

--To develop new job classifications to facilitate the early entry of under-qualified persons into industrial and commercial employment.

--To develop large-scale programs to motivate the young to continue their education. Working closely with educators, we will redouble our efforts to provide part-time employment, training, and other incentives for young men and women. We also pledge our active support to making quality education readily accessible to deprived as well as advantaged young people.

--To expand on-the-job training programs to enhance the career advancement prospects of all employees, with particular emphasis on those who now must work at the lowest level of job classifications because of educational and skill deficiencies.

We pledge to mobilize the managerial resources and experience of the private sector in every way possible. We will expand part-time and full-time assistance to small business development in depressed areas. We will strive to help residents of these areas both to raise their level of managerial know-how and to obtain private and public investment funds for development. We will work more closely with public agencies to assist in the management of public projects. We will encourage leaders in the private sector to get directly and personally involved in urban problems so that they may gain a deeper understanding of these problems and be of greater assistance.

We pledge our fullest efforts to develop means by which major private investment may be attracted to the renovation of deteriorating neighborhoods in our cities. We will explore and encourage governmental incentives to expedite private investment. We will develop new methods of combining investment and managerial assistance so that the residents of depressed areas may achieve a leadership position in the development of these areas.

Housing, Reconstruction, and Education

This Convocation calls upon the nation to fulfill in the next five years the national need, as first enunciated by Congress in 1949, to provide

"a decent home and a suitable living environment for every American family." The attainment of this objective will require construction or rehabilitation of one million housing units a year for lower-income families and guarantees of equal access to all housing, new and existing. The Urban Coalition shall, as its next order of business, address itself to the development of a broad program of urban reconstruction and advocacy of appropriate public and private action to move toward these objectives.

This Convocation calls upon the nation to create an educational system that will equip all young Americans for full and productive participation in our society. This will require a concentrated program to equalize opportunities for achievement. Early childhood education must be made universal. Work and study programs must be greatly expanded to enlist those young people who now drop out of school. Financial barriers that now deny to youngsters from low-income families the opportunity for higher education must be eliminated. Current programs must be increased sufficiently to wipe out adult illiteracy within five years.

This Convocation calls upon all Americans to apply the same determination to these programs that they have to past emergencies. We are confident that, given this commitment, our society has the resources and can devise the techniques necessary to rebuild cities and still meet our other national obligations. Out of past emergencies, we have drawn strength and progress. Out

of the present urban crisis we can build cities that are places, not of disorder and despair, but of hope and opportunity. We pledge ourselves to this goal. We ask the help of the Congress and the Nation.

THE URBAN COALITION

National Steering Committee

Planning Meeting

August 23, 1967
Shoreham Hotel
Washington, D.C.

TENTATIVE AGENDA

I. Report on Planning Activities

II. Review: Declaration of Principles

III. Follow-up Planning

IV. Interim Budget and Staff

V. Tentative Future Schedule

VI. Briefing on Convocation

VII. Final Guidelines for Steering Committee in re: Press

URBAN COALITION

TENTATIVE BUDGET

SIX MONTHS
(August 1, 1967 to January 31, 1968)

STAFF			
Coordination*	12,500		
5 Professionals	35,000		
5 Clericals	15,000		
Benefits	2,500		
		65,000	
OPERATIONS			
Supplies, Telephone, Telegraph, Postage, Etc.	5,000		
Travel	10,000		
Printing	10,000		
National Convocation, Local Meetings, and Techinal Assistance	5,000		
Rent	5,000		
		35,000	
Six Month Total			100,000

*NOTE: It is contemplated that John Feild, U.S. Conference of Mayors, and Ron Linton, Urban America Inc., will serve as Co-coordinators on an interim basis with their agencies to be reimbursed for time.

THE URBAN COALITION

National Steering Committee

Planning Meeting

August 23, 1967
Shoreham Hotel
Washington, D.C.

PRESS ARRANGEMENTS

1. The press room will be located in the hotel's Board Room. It will open at 7:30 a.m. In charge of the press room operation is Donald Canty (Urban America).

2. Press attendance is expected to be heavy, and will include all wire services and national television networks. Upon registration, press representatives will be given the program; the Coalition's Declaration of Principles; a background statement on the Coalition; a list of Steering Committee members; and a roster of pre-registered delegates. An addendum to the delegate roster will be prepared to cover those who register up to 9:30 a.m.

3. There will be a press conference at 9 a.m. in the Ambassador Room (adjacent to the Regency Ballroom in which the general sessions will be held). It would be appreciated if all Steering Committee members at the Convocation would be present at this press conference. The press will be asked to confine its questions to those relevant to the Coalition and Convocation.

4. Any prepared statements should be distributed through the press room.

5. We are certain to get requests for interviews with individual Steering Committee members. The policy of the press staff will be to assist in attempting to arrange such interviews only for the most important national media, and whenever possible to make such arrangements through individual press relations aides of Steering Committee members. All such aides should register in the press room before the morning press conference.

URBAN COALITION

FOLLOW-UP PLAN OF ACTION

It is proposed that we create on an interim basis five Emergency Task Forces which will be appointed by Mr. Heiskel and Mr. Randolph and announced at the final general session of the Convocation. These Task Forces will be responsive to the commitments made by the Urban Coalition in the Declaration of Principles

The Convocation Workshop Chairmen will thus be able to tell their workshop participants that we would like to get some "Task Forces" organized and will ask participants to work with them as a way of chaneling suggestions and commitments. They will not indicate specifics on the Task Forces during the workshop sessions, nor will they make specific appointments.

The five proposed Task Forces are as follows, each with Co-Chairmen drawn from the five segments of the Coalition National Steering Committee:

1. Emergency Task Force on Public Service Employment
   (This group will develop legislation to implement the emergency work program).

2. Emergency Task Force on Private Employment and Investment
   (This group will organize to implement the commitment in the Declaration of Principles, under "Private Employment, Assistance, and Investment.")

3. Emergency Task Force on Educational Disparities
   (This group will organize to implement the commitments of the Declaration of Principles dealing with educational programs).

4. Emergency Task Force on Reconstruction and Urban Development
   (This group will organize to implement the commitments dealing with housing and reconstruction).

5. Emergency Task Force on Equal Housing Opportunities
   (This group will organize to implement the commitments seeking "guarantees of equal access to all housing, new and existing" and seeking to "make possible the breaking of the vicious cycle of the ghetto").

CONFIDENTIAL

STATUS REPORT AS OF 4:00 P.M. WEDNESDAY

Business:	249
Labor:	48
Churches:	134
Civil Rights:	83
Local Government:	62
TOTAL:	576 (fully processed, as of Noon, Wednesday)
plus:	88 (not fully processed)
GRAND TOTAL:	664 (as of 4:00 P.M. Wednesday)

URBAN COALITION

STAFF COMMITTEE MEETING

August 16, 1967

MINUTES OF ACTION

1. The Committee reviewed the Convocation format and approved the following list of speakers:

   Heiskel--gavel
   Randolph--Declaration of Principles
   Key-note--Mayor John V. Lindsay
   Response: Bishop John E. Hines
   Roy Wilkins
   Henry Ford II
   George Meany
   Whitney Young, Jr.
   Joseph D. Keenan
   David Rockefeller
   Walter Reuther

2. The Local Coalition Work Group reported that a working outline was now available for the Co-Chairmen of the Workshops.

3. The drafting groups on Goals and Priorities, Private Sector Program, and Emergency Work Program presented their reports and a single consolidated draft was approved in substance. The consolidated draft was to be edited and sent to the members of the Steering Committee and staff representatives.

4. It was agreed that the next Staff Committee meeting would be held on August 21.

Tentative Future Schedule

1. Co-cordinators to have prepared legislative or draft materials for full staff Committee Review on Monday, September 11, 2 p.m.
2. Preliminary meeting of Co-Chairmen of each Task Force on September 15, a.m.
3. National Steering Committee to meet and approve legislative draft on September 15, 2 p.m. Preliminary reports on Task Force organization.

Emergency Convocation: The Urban Coalition

Washington, D. C.
August 24, 1967
The Shoreham Hotel

9:30 a.m. **Opening General Session,** Regency Ballroom

Invocation: Rabbi Jacob P. Rudin

Welcome: Mayor Joseph M. Barr
Mayor James H. J. Tate

Co-Chairman: Andrew Heiskell

Co-Chairman: A. Philip Randolph
Presentation of Coalition Declaration of Principles

Keynote: Mayor John V. Lindsay

Response: Bishop John E. Hines
Roy Wilkins
Henry Ford II
George Meany
Whitney Young, Jr.
Joseph D. Keenan
David Rockefeller
Walter Reuther

12 noon Informal buffet luncheon, The Terrace

Committee luncheon with Congressional leadership

2 to 3:45 p.m. **Mobilization Workshop Sessions**

Agenda for all Workshop Sessions:

1. Expansion of private initiative in dealing with urban problems
2. Development of local support and local coalitions

Workshop A, Empire Room

Co-Chairmen: John Wheeler, President,
Mechanics and Farmers Bank, Durham, N. C.
Mayor Jerome P. Cavanagh, Detroit

Workshop B, Regency Ballroom

Co-Chairmen: Walter N. Rothschild, Jr., President,
Abraham & Straus, New York, N. Y.
Mayor Arthur Naftalin, Minneapolis

Workshop C, Diplomat Room

Co-Chairmen: Gilbert W. Fitzhugh, President,
Metropolitan Life Insurance Company, New York, N. Y.
Mayor John F. Collins, Boston

Workshop D, The Forum

Co-Chairmen: Atherton Bean, Chairman and Chief Executive Officer,
International Milling Company, Inc., Minneapolis, Minn.
Mayor Floyd H. Hyde, Fresno

Workshop E, Palladian Room

Co-Chairmen: James Downs, Chairman of the Board,
Real Estate Research, Inc., Chicago, Ill.
Mayor Henry Marsh, Saginaw

Workshop F, Ambassador Room

Co-Chairmen: J. Irwin Miller, Chairman,
Cummins Engine Company, Columbus, Ind.
Mayor Ilus W. Davis, Kansas City, Mo.

Workshop G, Tudor Room

Co-Chairmen: Frederick J. Close, Chairman of the Board,
Aluminum Company of America, Pittsburgh, Pa.
Mayor Ralph Kelley, Chattanooga

Workshop H, Heritage Room

Co-Chairmen: John J. Cowles, Jr., Editor,
Minneapolis Star and Tribune, Minneapolis, Minn.
Mayor James H. J. Tate, Philadelphia

Workshop I, Executive Room

Co-Chairmen: Asa T. Spaulding, President,
North Carolina Mutual Insurance Company, Durham, N. C.
Mayor Harold M. Tollefson, Tacoma

4 p.m. **Closing General Session,** Regency Ballroom

Report on Committee meeting with Congressional leadership

Report on implementation of Coalition Principles

Benediction:
The Very Rev. Msgr. Lawrence J. Corcoran

STATEMENT BY THE RT. REV. JOHN E. HINES, PRESIDING BISHOP
THE PROTESTANT EPISCOPAL CHURCH OF AMERICA
EMERGENCY CONVOCATION: THE URBAN COALITION
Washington, D.C.
August 24, 1967

Mr. Chairman, Members of this Convocation:

It is with genuine reluctance that I attempt to speak as a representative of the "religious community" to the critical and, I believe, decisive issues made painfully unforgettable in the shock and horror and loss of a rioting people in the cities of this land. I am reluctant because no one person can speak for the so-called religious sector or community--a description which, incidentally, I cannot defend. I am reluctant because the image of the Churches, at least in the years past, too often has been one of a moral and spiritual bastion from which, from time to time, have been issued divine directives and ethical judgments to which men and women have been called to conform or run the risk of being irretrievably lost. While this is a caricature of the churches and will be recognized as such by people of a broad understanding, like all caricatures, there is enough truth showing to prove a point. And that point is not reassuring.

I am reluctant because mere human beings seem entitled to convincing answers to the dilemmas and frustrations and agonies of people imprisoned by desperate circumstances from a channel for God's might intervention in His world of men, in justice, love and reconciliation--which channel historically the churches have claimed to be--and I am reluctant because we of the churches have demonstrated that we do not have the answers, at least not in the form of discernible specifics, to alleviate the basic hopelessness, the despair of becoming, the powerlessness, and the loss of human dignity which are clearly the root of the Negro's rebellious protestations and subsequent violence.

No, I am afraid that we have unwittingly demonstrated that we are part of the problem inasmuch as the sickness of our society is our sickness also. And our brokenness, highlighted by our fears for our own survival, our institutional status, our insularity from the suffering and hostility of other members of the human family, betrays the fact that, far from being equipped to exercise the role of the physician to the illness of mankind, we should be sensitive to the biblical injunction, "Physician, heal thyself!"

Let us be honest and acknowledge that we are here primarily because we have been shocked and bewildered by the horror that is Watts and Newark and Detroit and Milwaukee and New Haven and other urban centers of a nation whose forefathers fought for the right of self-determination, for the rights and dignity of every human being, for freedom under law, for deliverance from discrimination and for a dream which for nearly two centuries now has been a torch to which the oppressed and shackled could look up in hope. We are here because violence has rudely shattered our complacency about something basic that we had taken for granted.

Let us be clear that lawlessness and violence are frightfully destructive and are not to be condoned as such. But let us be equally aware that men can become prisoners of the law unjustly, for the process of law which is abused into an instrument of oppression by insensitive men of power, thus rigidly prohibiting the rightful process of change which could bring healing to the body sores and spiritual cancers that affect mankind, soon faces the rude awakening, namely, that desperate and despairing human beings will revolt against the tyrranous character of such law, inasmuch as they have no

other recourse open to them by which their wrongs may be redressed. The beneficiaries of order and domestic tranquility must understand this, indeed must learn to deal sympathetically and constructively with it without hypocrisy or illusion or pretense, and to respond to the violence of frustrated hopelessness. For the application of increased restrictive power only is to compound the root causes of alienation, abandon the responsible role of reconciliation and destroy the God-given bonds of relatedness by which men belong to each other inseparably and irrevocably.

Secretary General U. Thant has said, "The truth, the central stupendous truth about developed countries today is that they can have--in anything but the shortest run--the kind and scale of resources they decide to have....It is no longer resources that limit decisions. It is the decision that makes the resources. This is the fundamental revolutionary change--perhaps the most revolutionary mankind has ever known." I believe those words are accurate. I believe their truth places a moral question of unprecedented dimensions before the conscience of America. It is no longer a question of whether we shall do a few good things for the victums of a kind of givenness composed of powerlessness and poverty and hunger and rats and illiteracy and unemployment and second-class citizenship and hopelessness so deep it can find expression only through riots and destruction. The question now is: Shall we mobilize our capacity for wiping these shameful conditions off the face of this nation and this planet or shall we choose other priorities? For the first time in history we are called to leadership and responsibility in the possession of the capacity to eliminate the basic conditions themselves.

On December 7th, 1966, the General Assembly of the National Council of the Churches of Christ in the U.S.A. adopted the following resolution:

"Whereas, we recognize that millions of persons are living without access to an equitable share of our nation's abundance in terms of adequate housing, education and job training employment, as well as health and medical services; and

Whereas billions of dollars of our nation's economic resources and a concertration of manpower resources are required to establish full equality of opportunity; and

Whereas our present set of national economic priorities of defense, space exploration and the production of super-sonic air transport must not be allowed to impede the achievement of social justice for people; therefore be it .

Resolved, that we, the General Assembly of the National Council of the Churches of Christ in the U.S.A., call upon the President and the Congress of the United States to use our nation's economic resources so as to give the highest priority to programs designed to provide for full equality of opportunity."

We need the kind of government programs which reflect a massive change in national priorities and we need the kind of funding that will prevent those programs from being emply promises only. The executive and the legislative branches of our government have a clear responsibility. But unless the private sector similarly changes its own priorities, the task will not be accomplished. Recognition of ghetto community organizations as legitimate agents of the poor, guananteed annual income for all citizens, costly motivational and training programs for the unemployed and the

underemployed, location of manufacturing plants where the jobs are needed, upward mobility for our Negro brethren--all these are overdue. The religious institutions are now beginning to awake to their obligation to invest the large sums in their care according to the prime criterion of responsibility to the total community and all its citizens.

It would be refreshing if this Convocation facing its responsibility seriously as I know it will, would be emphatic and unequivocal about the right of the power, and to an effective voice in decisions that affect their destiny. The more we permit the dilution of the principle of "maximum feasible participation" even in a gathering such as this or, more importantly, in legislation designed to aid the poverty-ridden sector of this country, the less credible we appear to men and women struggling with their misery--and the less likely we are to build our part of a bridge between our alienation. The basic dignity of man demands of us a new style of operation in which we confess our lack of answers and acknowledge our lack of right to prescribe what is good for our brothers! For the best of well-intentioned programs is doomed to failure if it does not from the outset involve those whom it would benefit!

But--as the World Council of Churches Report on the Church and Society reminds us:

"Violence is very much a reality in our world both the overt use of force to oppress, and the invisible violence perpetrated upon people who...still are the victims of repression and unjust social systems. Therefore the question often emerges today, whether the violence that sheds blood in planned revolutions may not be a lesser evil than the violence which, though bloodless, condemns whole populations to

perennial despair."

Someone has suggested that the tremendous job that stands before us depends almost entirely upon two factors: men and money. His point, in part, is that enormous numbers of people must be recruited to do a tremendous variety of jobs simultaneously. And there can be no doubt about that! What is less distinguishable is that any amount of money can make the decisive difference! What Detroit..for example..seems to be telling us is that poverty is more a state of mind than material want. This is what the great prophets of the Bible also said!

Whate makes poor people poor (most of whom are also black) as Mr. Roy Wilkins has reminded us, is "a kind of anguished culture that is almost impossible for people outside to comprehend." To which the Editor of "Commonweal" adds: The anguished culture refers to the fact that vast numbers of black Americans, and particularly their dynamic nucleus, the youth, feel no sense of identity with this nation.... Their sights were encouraged to broaden with the Supreme Court decision on school integration thirteen years ago...but the realization of identity has not accelerated apace. Perhaps they are earning more money. Perhaps more of them have jobs. Perhaps a few are training for skilled posts. But they don't really belong in the White Man's society, and that is what hurts infinitely more than whatever solace is offered by their material improvement." What is being said is that no anti-poverty program will work unless, and until poverty itself is re-defined, and ministered to, in human rather than material terms alone.

STATEMENT BY ANDREW HEISKELL
EMERGENCY CONVOCATION: THE URBAN COALITION
Washington, D. C.
August 24, 1967

In this room, at this convocation of the Urban Coalition, the leadership of religion, business, unions, local government and the civil rights organizations is meeting to make a major commitment. We are here to commit ourselves publicly to an all-out effort on the part of each one of us individually and, more importantly, of all of us collectively, to turn law and principle into reality, to bring equality of opportunity to every one of our citizens.

We are here because we know that anything less will mean disaster for our cities.

But we must also be honest with ourselves, as well as our fellow citizens, by committing ourselves, not for the season, or the year, but for years to come. For even with the greatest concerted effort it will take years to reach our goal.

We are here, representing many aspects of our society, because we know that the problem is too vast and complex to be resolved by any one sector. Our joint presence is testimony to that realization.

While we are here to seek economic solutions we know also that many of the answers lie in the hearts and souls of our citizens.

We are here to determine how we can assist our various governments, many of whose inadequacies are in part the result of our indifference.

We ask ourselves how free enterprise can better participate in the social process. Not only because it <u>should</u> but because, surely, it stands to be the first victim of the failure of that process.

We ask ourselves not only whether the unions are playing the proper role in

maximizing employment opportunities but also whether they could play a new and invaluable role in the chain of communications necessary to this survival of the city.

We ask ourselves whether our legislators know and care about the plight of our cities. For though this convocation is addressing itself to the future of our underprivileged it is in a deeper sense dealing with the future of urban America. We believe that the crisis of our cities requires a commitment of national resources equal to the dimensions of the problems we face. This commitment is in truth an investment in the future of our society. The failure to move on urban problems is not only socially disastrous but economically unsound. Each year of delay in funding programs will inexorably require enormously greater expenditures in the future.

Mainly we ask for a higher level of imagination, for the ability to think in terms of the future rather than the past.

Of course money is needed -- much money over the years.

But we also seek other goals:

Governments that are responsive to their peoples rather than mired in their vast bureaucracies.

Businessmen who recognize that in the long term their profit statements can only be healthy by reflecting a healthy society.

And, most importantly, civic leaders who feel and care. Our commitment must clearly demonstrate our belief in social progress and true equality of opportunity for every citizen. Just as there is a growing gap between the most under-developed nations and our western world, so there is a growing gap between an underprivileged minority of our citizens and the vast bulk of our affluent society.

The goal of this Urban Coalition is to make clear to the Nation the imperative need of the task ahead and the priorities the country must set for itself in order to achieve its goals

Remarks by Mayor Joseph M. Barr
President, U.S. Conference of Mayors
Emergency Convocation: Urban Coalition
Shoreham Hotel, Washington, D.C.
Thursday, August 24, 1967

On behalf of all who have worked to organize this emergency national convocation, let me welcome you and thank you for your concern with the future of America's cities.

In late July, when Mayor John Lindsay and I first called together the planning group which developed the concept of this convocation, our nation was locked in the middle of an urban crisis -- a crisis which continues unabated to this very moment.

Let me quickly add that we should not make the mistake of thinking that this crisis somehow miraculously lessens on Labor Day or with the advent of autumn.

For long after the hot summer has cooled, the causes of turmoil and distress in our cities will persist -- unemployment and under-employment, deplorable housing, inadequate education and job-training, and as we are now learning, perhaps most crippling of all, human despair and hopelessness.

Regrettably, it took a national calamity -- for what has taken place in Detroit and Newark and scores of American cities this summer is nothing less than a calamity -- to provide the sense of urgency and concern which makes this meeting possible.

We have issued this call to get your thinking on how the forces of business and labor, our churches and civil rights organizations can be combined to redirect this nation's sense of values to our Number One problem and our Number One shame -- the unmet needs of our cities, or more precisely, the unmet needs of this nation and our free society.

How can our churches and labor unions, and corporations and civil rights organizations best team up with municipal officials to persuade our Congress -- short of riots and disasters in our cities -- that we need social and physical programs, short-term and long-range, adequately financed, imaginatively administered, to rebuild our cities and to up-grade the quality of American life everywhere.

From the viewpoint of the Mayors of this nation, we are in complete accord with President Lyndon Johnson who only a few days ago stressed "The health of our nation can be no better than the health of our cities".

He made this point in a letter to Senate Majority Leader Mike Mansfield urging quick Congressional approval of his total program of urban measures ranging from model cities to the Economic Opportunity Act to rent supplements.

Without question, the cities of this nation need every one of the 23 legislative proposals that President Johnson listed.

We further believe that the President's program represents simply the beginning of what needs to be done.

We believe as Vice President Hubert Humphrey recently stated, that "The task today is not merely to pass the program before Congress -- as desirable as that is -- but it is to mobilize the entire American community".

This is why we are here today.

How can the coalition of interests represented in this assembly work effectively within this nation to muster the support among the American people that up to now has not been there, and to persuade the Congress that the welfare of the citizens of our cities is not a partisan matter.

Up to now there has been division, both on the dimension of our urban crisis and the solutions needed, not unlike the division of opinion which existed in the nation in 1940 about a proper foreign policy.

But out of an international crisis was ultimately forged a bi-partisan foreign policy which persists to this day.

Politics, we have all emphasized proudly, stops at the water's edge.

Today, America's domestic crisis has reached an intensity and climax of such proportions to demand the same bi-partisan approach, the same determination and concerted action, the same elevation of reason and purpose over supposed political advantage which has been drawn upon successfully in the hot and cold wars of almost three decades.

Ladies and Gentlemen, we Mayors openly admit that up to now our concerted voices have been unavailing.

When the Congress can vote for riot control bills and vote against rent supplements and rat control measures, then we Mayors and municipal officials are simply not getting through.

We Mayors believe that the problems of our American cities are soluble -- but only if the solutions to these deeply-rooted problems are made the major preoccupation of our society and our nation.

We need your help.

We need your help here in Washington with the Congress to produce an adequate national response to our urban problems.

We are not suggesting that the total answer lies solely with the Federal government and Federal dollars.

We need to produce a parallel coalition in every urban community in this nation.

We need your help and direct involvement at the local level.

From this meeting we hope to generate a counterpart effort in every local community that will mobilize the energies and resources of private industry,

organized labor, our churches and civil rights organizations, along with more effective public leadership, to work together to make our cities more livable.

The purpose of this convocation is to gain your thinking on how we can best develop such help.

There is no greater challenge -- or greater opportunity in the nation.

Thank you.

Mr. Heiskell's suggestion: Add new paragraph preceding bottom paragraph, Page 7.

This convocation calls upon local government, business, labor, religions, and civil right, groups to create counterpart local coalitions where they do not exist to support and supplement this declaration of principles.

Mr. Meany's suggestion - substitute for 5th and 6th paragraphs, Page 1.

We believe the tangible effects of the urban riots in terms of death, injury, and property damage, horrifying though they are, are less to be feared than the intangible damage to men's minds. We believe it is the government's duty to maintain law and order.

We believe that our thoughts and actions should be directed to the deep-rooted and historic problems of the cities.

We believe that we as a nation must clearly and positively demonstrate our belief that justice, social progress, and equality are rights of every citizen.

STATEMENT OF PRINCIPLES, GOALS, AND COMMITMENTS
EMERGENCY CONVOCATION: THE URBAN COALITION

We are experiencing our third summer of widespread civil disorder. In 1965, it was Harlem, and the disaster of Watts. In 1966, it was the Hough area of Cleveland, Omaha, Atlanta, Dayton, San Francisco and 24 other cities. This summer, Newark and Detroit were only the most tragic of 80 explosions of violence in the streets.

Confronted by these catastrophic events, we, as representatives of business, labor, religion, civil rights, and local government, have joined in this Convocation to create a sense of national urgency on the need for positive action for all the people of our cities.

We are united in the following convictions:

We believe the tangible effects of the urban riots in terms of death, injury, and property damage, horrifying though they are, are less to be feared than the intangible damage to men's minds.

We believe it is the government's duty to maintain law and order.

We believe that our thoughts and actions should be directed to the deep-rooted and historic problems of the cities.

We believe that we, as a nation, must clearly and positively demonstrate our belief that justice, social progress, and equality of opportunity are rights of every citizen.

We believe the American people and the Congress must reorder national priorities, with a commitment of resources equal to the magnitude of the problems we face. The crisis requires a new dimension of effort in both the public and private sectors, working together to provide jobs, housing,

education , and the other needs of our cities.

We believe the Congress must move without delay on urban programs. The country can wait no longer for measures that have too long been denied the people of the cities and the nation as a whole--additional civil rights legislation, adequately funded model cities, anti-poverty, housing, education, and job-training programs, and a host of others.

We believe the private sector of America must directly and vigorously involve itself in the crisis of the cities by a commitment to investment, job-training, and hiring, and all that is necessary to the full enjoyment of the free enterprise system--and also to its survival.

We believe the sickness of the cities, including civic disorder within them, is the responsibility of the whole of America. Therefore, it is the responsibility of every American to join in the creation of a new political, social, economic, and moral climate that will make possible the breaking of the vicious cycle of the ghetto. Efforts must be made to insure the broadest possible opportunity for all citizens and groups, including those in the ghetto, to participate fully in shaping and directing the society of which they are a part.

This Convocation calls upon the nation to end once and for all the shame of poverty amid general affluence. Government and business must accept responsibility to provide all Americans with opportunity to earn an adequate income. Private industry must greatly accelerate its efforts to

recruit, train, and hire the hard-core unemployed. When the private sector is unable to provide employment to those who are both able and willing to work, then in a free society the government must of necessity assume the responsibility and act as the employer of last resort or must assure adequate income levels for those who are unable to work.

Emergency Work Program

This Convocation calls upon the Federal Government to develop an emergency work program to provide jobs and new training opportunities for the unemployed and underemployed consistent with the following principles:

--The Federal Government must enlist the cooperation of government at all levels and of private industry to assure that meaningful, productive work is available to everyone willing and able to work.

--To create socially useful jobs, the emergency work program should concentrate on the huge backlog of employment needs in parks, streets, slums, countryside, schools, colleges, libraries, and hospitals. To this end an emergency work program should be initiated and should have as its first goal putting at least one million of the presently unemployed into productive work at the earliest possible moment.

--The program must provide meaningful jobs--not dead-end, make work projects--so that the employment experience gained adds to the capabilities and broadens the opportunities of the employees to become productive members of the permanent work force of our nation.

--Basic education, training, and counseling must be an integral part of the program to assure extended opportunities for upward job mobility and to improve employee productivity. Funds for training, education, and counseling should be made available to private industry as well as to public and private nonprofit agencies.

--Funds for employment should be made available to local and state governments, nonprofit institutions, and Federal agencies able to demonstrate their ability to use labor productively without reducing existing levels of employment or undercutting existing labor standards or wages which prevail for comparable work or services in the area but are not less than the Federal minimum wage.

--Such a program should seek to qualify new employees to become part of the regular work force and that normal performance standards are met.

--The operation of the program should be keyed to specific, localized unemployment problems and focused initially on those areas where the need is most apparent.

Private Employment Assistance and Investment

All representatives of the private sector in this Urban Coalition decisively commit themselves to assist the deprived among us to achieve full participation in the economy as self-supporting citizens. We pledge full-scale private endeavor through creative job-training and employment,

managerial assistance, and basic investment in all phases of urban development.

The alternatives to a massive and concerted drive by the private sector are clear. They include the burden of wasted human and physical potential, the deterioration of the healthy environment basic to the successful operation of any business, and the dangers of permanent alienation from our society of millions of citizens.

We propose to initiate an all-out attack on the unemployment problem through the following steps:

--In cooperation with government, to move systematically and directly into the ghettos and barrios to seek out the unemployed and underemployed and enlist them in basic and positive private training and employment programs. We will re-evaluate our current testing procedures and employment standards so as to modify or eliminate those practices and requirements that unnecessarily bar many persons from gainful employment by business or access to union membership.

--To create a closer relationship between private employers and public training and emergency employment programs to widen career opportunities for our disadvantaged citizens. To this end, we will proceed immediately to promote "Earn and Learn Centers" in depressed urban areas that might well be the joint venture of business, labor and local government.

--To develop new training and related programs to facilitate the early entry of under-qualified persons into industrial and commercial employment.

--To develop large-scale programs to motivate the young to continue their education. Working closely with educators, we will redouble our efforts to provide part-time employment, training, and other incentives for young men and women. We also pledge our active support to making quality education readily accessible to deprived as well as advantaged young people.

--To expand on-the-job training programs to enhance the career advancement prospects of all employees, with particular emphasis on those who now must work at the lowest level of job classifications because of educational and skill deficiencies.

We pledge to mobilize the managerial resources and experience of the private sector in every way possible. We will expand part-time and full-time assistance to small business development. We will strive to help residents of these areas both to raise their level of managerial know-how and to obtain private and public investment funds for development. We will work more closely with public agencies to assist in the management of public projects. We will encourage more leaders in the private sector to get directly and personally involved in urban problems so that they may gain a deeper understanding of these problems and be of greater assistance.

We pledge our best efforts to develop means by which major private investment may be attracted to the renovation of deteriorating neighborhoods in our cities. We will explore and encourage governmental incentives to expedite private investment. We will develop new methods of combining

investment and managerial assistance so that the residents may achieve a leadership position in the development of their areas.

Housing, Reconstruction, and Education

This Convocation calls upon the nation to take bold and immediate action to fulfill the national need to provide "a decent home and a suitable living environment for every American family" with guarantees of equal access to all housing, new and existing. The Urban Coalition shall, as its next order of business, address itself to the development of a broad program of urban reconstruction and advocacy of appropriate public and private action to move toward those objectives, including the goal of rehabilitation and construction of at least a million housing units for lower-income families annually.

This Convocation calls upon the nation to create educational programs that will equip all young Americans for full and productive participation in our society to the full potential of their abilities. This will require concentrated compensatory programs to equalize opportunities for achievement. Early childhood education must be made universal. Work and study programs must be greatly expanded to enlist those young people who now drop out of school. Financial barriers that now deny to youngsters from low-income families the opportunity for higher education must be eliminated. Current programs must be increased sufficiently to wipe out adult illiteracy within five years.

This Convocation calls upon local government, business, labor, religions, and civil rights groups to create counterpart local coalitions where they do not exist to support and supplement this declaration of principles.

This Convocation calls upon all Americans to apply the same determination to these programs that they have to past emergencies. We are confident that, given this commitment, our society has the ingenuity to allocate its resources and devise the techniques necessary to rebuild cities and still meet our other national obligations without impairing our financial integrity. Out of past emergencies, we have drawn strength and progress. Out of the present urban crisis we can build cities that are places, not of disorder and despair, but of hope and opportunity. The task we set for outselves will not be easy, but the needs are massive and urgent, and the hour is late. We pledge ourselves to this goal for as long as it takes to accomplish it. We ask the help of the Congress and the Nation.

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This statement was unanimously adopted by members of the Steering Committee and their representatives at a meeting Wednesday, August 23, 1967. Mr. Roy Ash and Mr. Theodore Schlesinger were unable to attend or to be represented.

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NEW YORK TIMES
Tuesday, August 8, 1967
Page 6

Convention Date Set By Urban Coalition; Co-Chairmen Named

Special to The New York Times

WASHINGTON, Aug. 7—The Urban Coalition, a newly formed group seeking answers to city problems, set a date, drew up an agenda and elected co-chairmen today for its firts national convention.

The meeting will be held on Aug. 24 at the Shoreham Hotel in Washington. Its co-chairmen will be Andrew Heiskell, chairman of the board of Time, Inc., and A. Philip Randolph, president of the Brotherhood of Sleeping Car Porters.

The 1,000 business, labor, religious, education, civil rights and city government leaders who have been invited to attend the all-day session will ponder three major goals set by the 20 persons who formed the coalition here last week.

Those goals are:

¶An emergency Federal work program to provide job training and employment for the urban poor.

¶A major expansion of the private sector's efforts to train and provide jobs for the hard-core unemployed.

¶A long-range program for the physical and social reconstruction of American cities.

The coalition also announced today that 12 more persons had been added to the group's founding committee. Those added were:

Mayor Ivan Allen of Atlanta.
Roy Ash, president of Litton Industries.
Mayor Jerome P. Cavanagh of Detroit.
Frederick J. Close, chairman of the board of the Aluminum Company of America.
Mayor John F. Collins of Boston.
Mayor Richard J. Daley of Chicago.
Henry Ford 2d, chairman of the Ford Motor Company.
James Rouse, president of the Rouse Company.
Theodore Schlesinger, president of Allied Stores Corporation.
Asa T. Spaulding, president of the North Carolina Mutual Insurance Company.
David Sullivan, president of the Building Service Employes International Union.
James H. J. Tate, Mayor of Philadelphia and president of the National League of Cities.

NEW YORK TIMES
Sunday, August 6, 1967
Page 4

Will There Be An Urban Coalition?

By WILLIAM V. SHANNON

WASHINGTON, Aug. 5—Twice in this generation, the leaders of American life outside of Washington reached agreement on a major issue and forced the Federal Government to act.

In 1947-48, the issue was the Marshall Plan. Business and civic leaders rallied to support the proposal for the rebuilding of Western Europe submitted by a Democratic President to a conservative and potentially balky Republican Congress. In 1963-64, religious leaders of all faiths powerfully reinforced the civil rights movement and compelled President Kennedy to ask for a far-reaching civil rights bill and Congress to enact it.

Pressure Is the Spur

The only hope for a way out of the present racial crisis now tearing apart the cities of the nation is that the leadership in private life will once again rally the public and force Washington to respond.

Congress is presently leaderless. There is no one in the House or Senate with the personal force and prestige of Robert Taft or Sam Rayburn to impose a pattern on the naturally inchoate activity of Congress. So far the angry voices of recrimination and repression have been the loudest, but most Congressmen have not really made up their minds. Like other Americans, they have been made bewildered and uncertain by this terrible turn of events.

President Johnson is waiting to have his hand forced. Determined not to abandon or cut back on the war in Vietnam, he intends to cling to the order of priorities he had developed before Newark and Detroit blew up. He already needs the tax increase to finance the war. He will not seek a still larger tax increase or countenance a swollen deficit to pay for a new urban program unless he is sure there is a widespread public demand.

Mr. Johnson appointed his study commission to deflect criticism away from himself and to reassure the public that the situation, if not under control, was under study. But he is not averse to leading a crusade for better life in the cities if he is sure there is a crusade forming and waiting to be led. He is busy now demonstrating in public and in private that there can be "no reward for rioting." But he could move rapidly in the other direction.

Vice President Humphrey's recent speeches chiding Congress for its slowness and recommending a "Marshall Plan" for the cities hints at the President's flexibility. Humphrey does not make major policy speeches without clearing them with the President.

Fortunately, leaders from the business, labor, the churches and the civil rights organizations as well as the nation's Mayors are moving to put pressure on the President and Congress. The 22 leaders who met last Monday to form the "Urban Coalition" plan to hold an emergency convocation of a thousand private citizens in Washington later this month. It is too early to tell that a powerful new consensus may be forming.

The organizers of the conference are not at all certain how they will structure the meeting or what they hope to arrive at in the way of a substantive program.

"All we know is that we can't come up with the same old shopping list," one of them remarked last week. "If this meeting can only recommend a rat-control bill or another 100 million for urban renewal then it will be a failure."

Slow-moving long-term programs looking toward gradual improvement are not enough. The cities need a coordinated attack on their human and physical problems, and they need an attack scaled to the size of those problems. Ten feet of rope will not save a man drowning a hundred feet from shore. Recognizing this truism, the planners of the conference are proceeding on the general assumption — make no small plans.

Ghetto Youth

Experts can identify three distinct groups in the Negro slums who need help. There are the older men, many of them from the Deep South who have only a grade school education and who, as the need for unskilled laborers diminishes, are jobless for long periods.

There are the teen-agers and young men, born and reared in urban slums, who are often but not always high school dropouts. Many of them come from broken homes where no father was present to impose consistent discipline and to provide the example on which boys can model themselves. These youths are variously trapped in unemployment, in dead-end jobs with no career potential or in the criminal culture of the ghetto streets, piecing out an existence, for example, as "runners" in the numbers racket.

Finally there are those Negro women and their youngsters who live on "aid to dependent children" assistance. These women, though much critized for immorality and indolence, are mostly the pathetic victims of the economic defeat of their menfolk.

Deep Are the Roots

The pathology of the Negro slums got its origins in slavery and in the subsequent decades of deprivation and degredation in the rural South. The United States can rescue these people if it makes the same kind of effort it made to rescue Western Europe's shattered economy after World War II.

The President and Congress will assume the leadership when the public and particularly the business community shows that it generally wants the national effort in this direction. If businessmen respond to enlightened leaders such as David Rockefeller and Henry Ford 2d, the nation may yet make progress in this summer of discontent.

NEW YORK TIMES
Wednesday, August 2, 1967
Page 2

Text of Statement by Urban Coalition

Special to The New York Times

WASHINGTON, July 31—The Urban Coalition, at its first meeting to discuss the problems of cities, issued the following statement:

Preamble

The tangible results of the urban riots in terms of death, injury and property damage are horrifying in themselves. The intangible damage in terms of the riots' effects on men's minds may yet be even greater.

At this moment, millions of Americans are forming attitudes that could mean disaster to our social structure: the homeowner who vows to shoot the next suspicious character he sees in his neighborhood; the businessman who decides to get out of the slums; the labor leader who determines to keep minorities out; the insurance man who refuses to cover slum properties; the Negro or white who goes out to take whatever he can get his hands on; the legislator who fails to meet his public responsibilities.

These people and others are reversing a trend that, however slowly, was working to the benefit of our cities' disadvantaged minorities.

Let them realize that it is the citizen, in the end, who will keep our country united or will divide it. It is the Government's duty to maintain law and order. But all must understand that law and order is not an excuse for oppression. If law and order is to be accepted by the minorities, the majority must clearly and positively demonstrate its belief that justice, social progress and equality are the rights of every citizen.

We the undersigned pledge ourselves to this purpose. We will call upon the leaders of all segments of society, city by city, to publicly commit themselves to programs enabling the disadvantaged minorities to share in all of the benefits of our society.

Joint Statement

This conference of leaders of business, labor, religions, education, civil rights and city government has formed an Urban Coalition to bring about a sense of immediate urgency about the need for positive and progressive action for our cities.

Lawlessness and all its ingredients cannot be tolerated. Looting, burning and bottle-throwing are criminal acts, and must be dealt with as such.

But let not a reaction to acts, committed by a small fraction of the population of the country's ghettos, blind us to the absolute necessity of moving dramatically and immediately to correct the desperate condition of our urban centers.

We call upon the nation and the Congress to reorder our national priorities, with a commitment of national resources equal to the dimensions of the problems we face. The crisis requires a full new dimension in both the public and private sectors, working together for jobs, housing, education and the other needs of our cities.

'Congress Must Move'

This coalition believes the Congress must move without delay on urban programs. The country can wait no longer for model cities, antipoverty, housing, education and job training legislation and a host of other matters that have been too long denied the cities.

We call upon the Federal Government to develop an Emergency Work and Reconstruction Program to provide new training programs and jobs for the unemployed.

The Coalition also believes that the private sector of America must directly and vigorously involve itself in the crisis of the cities by a commitment to investments, job training and hiring and all other things that are necessary to the full enjoyment of the free enterprise system, and also to its survival.

Earn and Learn Centers

To carry this forward, the Coalition commits itself to proceed imediately to promote "Earn and Learn Centers" in the cities of the country to provide job training and jobs. The Coalition agrees these centers might well be the joint venture of business, labor and local government.

The Coalition believes the sickness of the cities, including civic disorder within them, is the responsibility of the whole of America. Therefore, it is the responsibility of every American to join in the creation of a new political, social, economic and moral climate which will make possible the breaking up of the vicious cycle of the ghetto.

The Coalition's commitments can be for no less and its determination is for even more.

The Coalition further commits itself to convene an Urban Coalition Emergency Convocation in Washington near the end of August.

The Convocation will be attended by 1,000 leaders across the nation of business, labor, religion, education, civil rights and city government.

NEW YORK TIMES
Wednesday, August 2, 1967
Page 3

Coalition for Better Cities

While commissions to "investigate" urban riots proliferate in Washington, a group of outstanding citizens has decided to take the lead in spurring the country to positive action to improve housing, schools and jobs, the obvious needs to combat despair in the slums.

This private initiative pools the energies of such dissimilar Americans as David Rockefeller, Walter P. Reuther, Bayard Rustin, Mayor Lindsay and Gerald Phillipe, chairman of the board of General Electric. They and their associates in a new Urban Coalition plan to mobilize a thousand leaders in religion, education, business, labor, civil rights and municipal government at an emergency convocation in Washington later this month.

That meeting could become the generator of as dramatic a goad to the national conscience as was provided by the civil rights March on Washington four years ago. The spread of rioting from one racial ghetto to another has made it plain that the critical problem now is faster progress toward making real the promises of social justice embodied in the laws for which tens of thousands marched in 1963.

Unquestionably, no amount of effort, no outlay of funds, no application of public or private resources will eradicate the roots of unrest swiftly enough to guarantee civic tranquillity this year or next. But reliance on repression without a massive readjustment of priorities to tackle the sources of hopelessness merely means a downward spiral of hate, with increasingly violent eruptions as its outrider.

The statement of the coalition leaders stresses that lawlessness in all its forms cannot be tolerated, but it reminds the nation that the acceptance of law and order by the minorities demands a clear demonstration by the majority of its belief that "justice, social progress and equality are the right of every citizen."

Congress is urged to move without delay on urban problems, especially in the provision of new training programs and jobs for the unemployed. However, there is no disposition to push the whole burden onto Government. The coalition calls on every American "to join in the creation of a new political, social, economic and moral climate which will make possible the breaking up of the vicious cycle of the ghetto."

The shortage now is as much of will and ideas as it is of public and private money. A state of guerrilla warfare is developing between many in the white and black communities. The diversity of the elements in the Urban Coalition represents a serious and significant effort to end this drift, even rush, toward an ugly kind of American apartheid. Reconstruction of attitudes and redefinition of priorities are essential precedents to reuniting America's riven cities.

WASHINGTON POST
Tuesday, August 1, 1967
Page 5

1000 Leaders to Meet Here on Cities' Needs

Urban Coalition Sets Late-August Parley

By Robert E. Baker
Washington Post Staff Writer

A convocation of 1000 leaders of business, labor, religion, civil rights and city government has been called for late August in Washington to mobilize an attack on city problems.

The call was made last night by the newly formed Urban Coalition, headed by Mayor John V. Lindsay of New York and Mayor Joseph M. Barr of Pittsburgh.

"We call upon the Nation and Congress to reorder our national priorities, with a commitment of national resources equal to the dimensions of the problems we face," said Lindsay, reading a statement approved unanimously by the 20 national leaders who formed the Urban Coalition.

Two members of the Coalition, Lindsay and I. W. Abel, president of the United Steelworkers of America, are also members of the Presidential Commission on Civil Disorders, named last week to investigate the wave of slum riots that have hit the Nation.

A third Commission member, Executive Secretary Roy Wilkins of the NAACP, did not attend last night's session but he was represented by Arnold Aronson.

The Coalition also called for:

- Quick action by Congress on urban programs "too long denied the cities."
- Federal development of an Emergency Work and Reconstruction Program to provide jobs and training for the unemployed.
- "Earn and Learn Centers" in the cities for job training, a joint venture of business, labor and local government.
- Commitment by private industry in investment, job training and hiring as its role in the crisis of the cities.
- Commitment of "every American to join in the creation of a new political, social, economic and moral climate which will make possible the breaking up of the vicious cycle of the ghetto."

In a preamble to its statement, the Urban Coalition warned against the forming of attitudes by Americans during this period of crisis and riots "that could mean disaster to our social structure."

"It is the Government's duty to maintain law and order.

"But all must understand that law and order is not an excuse for oppression. If law and order is to be accepted by the minorities, the majority must clearly and positively demonstrate its belief that justice, social progress and equality are rights of every citizen."

The meeting had been called by Lindsay and Barr to mobilize national action for short-term and long-term measures to prevent unrest and violence that have stricken 50 American cities this summer.

It was held at the offices of Urban America, Inc., here under the auspices of the U.S. Conference of Mayors.

It was obviously sparked by the riots, but the idea was born last January when eight big-city mayors, including Barr and Lindsay, called for such a coalition to place urban problems to the top of the Nation's priority list.

Mayor Jerome P. Cavanagh of Detroit was one of the January organizers but he was unable to attend last night's session because of the recent riots in his city.

Leaders who attended last night's session and approved the statement were:

Mayors—Arthur Naftalin of Minneapolis, Barr and Lindsay.

Industry—Andrew Heiskell, chairman of Time, Inc.; Gerald Phillippe, chairman of General Electric; David Rockefeller, president of Chase Manhattan Bank.

Labor—Andrew J. Biemiller, legislative director AFL-CIO, representing AFL-CIO President George Meany; Joseph Keenan, secretary-treasurer, International Brotherhood of Electrical Workert; Walter Reuther, president, United Automobile Workers, and Abel.

Religion — Rabbi Jacob P. Rudin, president, Synagogue Council of America; Arthur S. Flemming, former Secretary of Health, Education and Welfare, now president of the National Council of Churches; Bishop Paul Tanner, general secretary, National Conference of Catholic Bishops, representing Archbishop John Deaden of Detroit.

Civil Rights—The Rev. Walter Fauntroy of Washington, representing the Rev. Dr. Martin Luther King Jr.; Bayard Rustin, representing A. Philip Randolph; Whitney Young, director of the National Urban League; John Wheeler, president of the Southern Regional Council, and Aronson.

SUPPLEMENT

The National Housing Workshop, convened by the National Committee Against Discrimination in Housing, West Point, New York, April 27-29, 1966 reviewed in depth the NCDH pilot cities study on Atlanta, Denver, Providence and Rochester, New York. In addition there were position papers by:

George Schermer

George B. Nesbitt

Governor David L. Lawrence

From this workshop came a NCHD paper PROGRAM GUIDELINES FOR LOCAL COMMUNITY ACTION reproduced here as a knowledgeable document.

It is assumed that the Mayor's office has a copy of the complete pilot cities study and has seen pages 11-14 dealing with Atlanta, as well as the section tabbed "Atlanta". If this is not the case and it is desired to review this complete report, SRC can provide a copy.

The Urban Coalition / Federal Bar Building West / 1819 H Street, N.W. Washington, D. C. / 20006

Steering Committee Co-chairmen: Andrew Heiskell / A. Philip Randolph

November 3, 1967

MS

Dear Friend:

Due to the continuing requests of cities for assistance in shaping local coalition efforts and the success of The Urban Coalition's recent Chicago planning conference on local coalitions, two additional local coalition planning conferences are now scheduled.

On November 30, 1967, a one-day conference will be held in San Francisco. A second such conference will be held in New York City on December 11, 1967. As was the case with the Chicago conference, these meetings are designed to assist leadership from communities interested or involved in local counterpart action to The Urban Coalition. The format and substance of each of the two meetings will be substantially similar to the Chicago conference.

The purpose of writing you at this time is to advise you of these upcoming meeting dates so that if you would like to attend, you can choose the appropriate meeting and mark your calendar. Program details with respect to the two meetings will be sent to you shortly.

Sincerely,

John Feild

John Feild
National Coordinator

Ron M Linton

Ron M. Linton
National Coordinator

National Coordinators: John Feild / Ron M. Linton
Telephone 293-1530

The Urban Coalition / ACTION REPORT

Federal Bar Building West / 1819 H Street, N.W. / Washington, D. C. / 20006

National Coordinators: John Feild / Ron M. Linton

October 31, 1967

During its second month of operations, The Urban Coalition moved ahead on four major fronts--the formation of local coalitions, developing pilot programs to increase job opportunities for the hard-core unemployed, enlisting key segments of the communications industry in promoting public understanding of the urban crisis and urging Congress to "move without delay on urban problems."

LOCAL COALITIONS

In response to requests from communities across the country, the Task Force on Local Coalitions sponsored a one-day planning conference on "Mobilizing Urban Coalitions" on October 17 in Chicago. Two hundred and fifty leaders in local government, business, labor, religion and civil rights--from 52 cities--attended.

Major addresses at the conference were given by Mayors Richard J. Daley of Chicago and Arthur Naftalin of Minneapolis and Dr. Kenneth Wright, Vice President and Chief Economist of the Life Insurance Association of America. John Cardinal Cody, Archbishop of Chicago, and Bishop James Montgomery, Co-Adjutor Bishop of the Episcopal Diocese of Chicago added their support. Also participating in the program were Mayor Joseph Barr of Pittsburgh, Co-Chairman of the Task Force on Local Coalitions and President of the U. S. Conference of Mayors and Mayor Milton Graham of Phoenix. I. W. Abel, President of the AFL-CIO United Steelworkers of America was represented by John J. Sheehan, Legislative Director of the Steelworkers. The conference was opened by John H. Johnson, President of Johnson Publications and Co-Chairman of the Task Force on Communications and Public Support and the closing session was chaired by Arnold Aronson, Executive Secretary of the Leadership Confernce on Civil Rights and Co-Chairman of the Task Force on Local Coalitions.

At a second meeting, two days later in Minneapolis, the Mayors of eleven additional cities met with the leadership of the newly formed Minneapolis Coalition to review ideas for urban coalition activity. Two additional planning sessions are now scheduled--one for the western cities to be held in San Francisco (Nov. 30) and one for eastern cities to be held in early December.

National Steering Committee

I. W. ABEL, *President, United Steelworkers, Pittsburgh*

THE HONORABLE IVAN ALLEN, JR., *Mayor of Atlanta*

ARNOLD ARONSON, *Executive Secretary, Leadership Conference on Civil Rights, Washington, D.C.*

ROY ASH, *President, Litton Industries, Beverly Hills*

THE HONORABLE JOSEPH M. BARR, *Mayor of Pittsburgh, President, U. S. Conference of Mayors*

THE HONORABLE JEROME P. CAVANAUGH, *Mayor of Detroit*

FREDERICK J. CLOSE, *Chairman of the Board, Aluminum Company of America, Pittsburgh*

THE HONORABLE JOHN F. COLLINS, *Mayor of Boston*

THE HONORABLE RICHARD J. DALEY, *Mayor of Chicago*

THE MOST REV. JOHN F. DEARDEN, *Archbishop of Detroit*

GILBERT W. FITZHUGH, *President, Metropolitan Life Insurance Company, New York*

DR. ARTHUR FLEMMING, *President, University of Oregon, President, National Council of Churches, New York*

HENRY FORD II, *Chairman, Ford Motor Company, Detroit*

THE HONORABLE MILTON GRAHAM, *Mayor of Phoenix*

ANDREW HEISKELL, *Chairman of the Board, Time, Inc., Chairman, Urban America Inc., New York*

JOSEPH D. KEENAN, *Secretary, International Brotherhood of Electrical Workers, Washington, D.C.*

THE REV. DR. MARTIN LUTHER KING, JR., *President, Southern Christian Leadership Conference, Atlanta*

THE HONORABLE JOHN V. LINDSAY, *Mayor of New York*

GEORGE MEANY, *President, AFL-CIO, Washington, D.C.*

J. IRWIN MILLER, *Chairman, Cummins Engine Company, Columbus (Indiana)*

THE HONORABLE ARTHUR NAFTALIN, *Mayor of Minneapolis*

GERALD L. PHILLIPPE, *Chairman of the Board, General Electric Company, New York*

A. PHILIP RANDOLPH, *President, Brotherhood of Sleeping Car Porters, New York*

WALTER REUTHER, *President, United Auto Workers, President, Citizens Crusade Against Poverty, Detroit*

DAVID ROCKEFELLER, *President, Chase Manhattan Bank, New York*

JAMES ROUSE, *President, The Rouse Company, President, Urban America Inc., Baltimore*

RABBI JACOB P. RUDIN, *President, Synagogue Council of America, New York*

THEODORE SCHLESINGER, *President, Allied Stores Corporation, New York*

ASA T. SPAULDING, *President, North Carolina Mutual Insurance Company, Durham*

DAVID SULLIVAN, *President, Service Employees International Union, Washington, D.C.*

THE HONORABLE JAMES H. J. TATE, *Mayor of Philadelphia, President, National League of Cities*

JOHN WHEELER, *President, Mechanics and Farmers Bank, Durham, President, Southern Regional Council*

ROY WILKINS, *Executive Director, National Association for the Advancement of Colored People, New York*

WHITNEY YOUNG, JR., *Executive Director, National Urban League, New York*

JOHN FEILD, *U. S. Conference of Mayors, National Coordinator*

RON M. LINTON, *Urban America Inc., National Coordinator*

As of October 31, local coalitions were moving toward affiliation in Detroit, New York, Gary, Indianapolis, Minneapolis and Atlanta. Other communities across the nation are also apparently beginning to move. In California, for example, the League of California Cities, at its recent annual convention, called upon all California cities to establish urban coalitions. Fresno and San Diego sponsored the resolution and announced they were taking action in their communities. Similar word has been received from such diverse areas as Newark, Chatanooga, Denver, Phoenix, both Kansas Cities, Washington, D. C. and Seattle.

PRIVATE EMPLOYMENT & ENTREPRENEURSHIP

The Task Force on Private Employment has been contacting individual businessmen, business organizations, labor unions and civic groups for ideas on the role private industry and unions can play in meeting the problems of unemployment and underemployment in our cities. Ideas are being exchanged, case histories are being developed and guidelines for suggested local action are currently being prepared. Officials of the National Industrial Conference Board are cooperating with The Urban Coalition in developing plans for a national clearing-house on hard-core unemployment and training projects.

Two meetings have been scheduled--in Baltimore and Detroit--to examine in detail different local approaches to this problem. The Baltimore meeting (Nov. 14) will concentrate on how Negro business opportunities can be expanded through sub-contracting with industry. The Detroit meeting (Nov. 21) will emphasize training and upgrading. Task Force Co-Chairmen Gerald L. Phillippe and David Sullivan will speak at both meetings.

In addition, regional meetings on private employment are scheduled for Atlanta (Dec. 13), Phoenix (Jan. 17) and Kansas City, Mo. (Jan. 24).

COMMUNICATIONS AND PUBLIC SUPPORT

The new Task Force on Communications and Public Support is headed by Joseph H. Allen, President of McGraw Hill Publications, John H. Johnson, President of Johnson Publications and Harold Fleming, President of Potomac Institute. Through their efforts, key communications organizations such as the Advertising Council, the American Business Press Association and the Public Relations Society of America are being contacted for ideas and support.

McGraw-Hill Publications has scheduled a special supplement on urban problems which will appear in January in all forty of thier publications. This is only the second time in their history that McGraw-Hill has undertaken such a project. A special supplement to City magazine on the August Convocation has been sent to all those who attended and is receiving wide national distribution.

Press support for the Coalition continues strong. Since the August Emergency Convocation, editorials supporting the Coalition's goals and principles have appeared in some 70 newspapers and magazines. In addition, news stories have appeared in a wide variety of dailies, weeklies, and magazines, including business journals, labor union papers, religious publications and the Negro press. (See sample clips)

LEGISLATION

On October 23, Coalition Co-Chairmen Andrew Heiskell and A. Philip Randolph wired members of the House-Senate Conference Committee on Independent Offices Appropriations urging that they support the Senate's recommendation of $637 million for funding the model cities program (the House had approved $237) and $40 million for funding rent supplements (the House had killed the program). In final action, model cities received $312 million and rent supplements received $10 million.

In their wire, Heiskell and Randolph reminded members of the Committee that 1,200 national leaders gathered at the Coalition's August Convocation in Washington had unanimously declared:

> "Congress must move without delay on urban programs. The country can wait no longer for measures that have been denied the people of the cities and the nation as a whole."
>
> (Statement of Principles, Goals, and Commitments)

EQUAL HOUSING

Mr. James W. Cook, President of the Illinois Bell Telephone Company, has accepted the co-chairmanship of the Task Force on Equal Housing Opportunities. Representatives of the Task Force Co-Chairmen are exploring the current private and

government investment situation, and the effect of government housing and financing programs on plans for metropolitan open housing. The group is also surveying the experiences of existing fair housing groups and determining how this Task Force can relate its work to the local coalition movement. Particular emphasis is being paid the problem of new lower-income housing in suburban areas on an open occupancy basis.

A national action session for some 300 suburban fair housing councils is planned for early next year in Chicago. The Leadership Council for Metropolitan Open Communities, under the Chairmanship of C. Virgil Martin, President of Carson, Pirie Scott and Company will serve as the local host.

EDUCATIONAL DISPARITIES

Expansion of this Task Force is under way, work areas are being defined, and technical resources are being surveyed. Representatives of the Task Force Co-Chairmen met following the October 9 Steering Committee to discuss Task Force goals: particular attention was paid to ways in which the Task Force can relate to efforts of local coalitions to deal with educational problems.

A full Task Force meeting will take place November 7 in New York.

HOUSING RECONSTRUCTION AND INVESTMENT

Representatives of the Task Force Co-Chairmen have met twice and are drafting a position paper on the goals of the Task Force, the technical resources it can make use of, and the policies it will consider recommending.

Task Force Co-Chairmen and representatives meet November 22 in New York.

The Urban Coalition / *Federal Bar Building West* / *1819 H Street, N.W. Washington, D. C.* / *20006*

Steering Committee Co-chairmen: Andrew Heiskell / *A. Philip Randolph*

National Coordinators: John Feild / *Ron M. Linton*
Telephone 293-1530

NEW YORK TIMES
October 12, 1967

Getting Off the Ground

The concern of the Urban Coalition, expressed so strongly late last summer by public-spirited citizens during an emergency post-riot convocation in Washington, is beginning to find rootholds where it counts —in the front-line cities of America.

Mobilization of the nation's public and private resources for a vigorous attack on that urban hydra—unemployment, slum housing and aimless education —is getting off the ground. Leaders in some fifty cities will meet in Chicago next week to establish local action groups that can enlist the resources and energies of business, labor, religious, academic and community organizations. In this city, a New York Coalition has just started to translate the lofty policy language of the national steering committee into local terms.

High-mindedness, of course, will not be enough. Hard-core unemployment will take hard-core solutions. Lobbying of superhuman proportions will be required in the business and labor communities to break down traditional attitudes.

The Federal Government is in the forefront of action. For this reason the first step of the local Coalition is to discuss the inclusion of New York City in the pilot program, recently announced by the President, to engage the private sector in the attack on unemployment. But the true effectiveness of the Urban Coalition, the New York Coalition and those to come in other cities will be measured by more than simply seeking increased assistance from Washington.

Municipalities with archaic laws and practices that have effectively barred the poor and disadvantaged from job and housing gains will have to be persuaded to change their customs. Certain industries that have blocked Negroes from full opportunities will have to be re-educated. Certain unions which have denied membership on racial grounds will have to reform their practices.

By enlisting the community-action groups—the spokesmen for the jobless and ill-housed—the New York Coalition is getting to the core of center city's problems.

ATLANTA CONSTITUTION
October 26, 1967

Atlanta Joins Urban Coalition

Urban Coalition is a term gaining increasing currency these days and one on which an increasing number of people concerned and involved with the growing frustrations of city life are staking their desperate hopes that our society can survive without undergoing a wrenching upheaval that would surely threaten its very foundations.

What is the Urban Coalition? Nationally it is an organization formed last summer by 1,200 leaders representing city government, business, labor, religious and civil rights interests. Its broad goals are to focus attention on the problems of our cities and, more important, to develop action programs to solve these problems.

Our cities are where three-fourths of 190 million Americans live, yet their problems are rapidly approaching a crisis—indeed, the day of crisis is here in many cities—and these problems are being met by unconscionable indifference. The indifference is not total, but its magnitude is what makes it unconscionable.

When state governments turned their backs to the cities' plight, the federal government stepped in to lend a hand. Many of the federal programs show great promise, but Congress has yet to recognize or sense the urgency. When a city burns, Congress immediately wrings its collective hands, bewails the manifold sins and wickedness of the burners, but effectively ignores the despair that really struck the matches.

Of course we should punish and stop the burners, but potential match lighters are being born and growing up every day in the slums where frustrations and frictions are causing the matches to flare. It is to those frustrations and frictions that more energy and effort must be addressed.

And it is here where the national Urban Coalition intends to concentrate its energy and efforts. As a "super lobby" for the cities, it will focus attention and seek solutions in these problem areas: poverty, lack of job skills, unsound housing, inadequate parks, schools, absence of adequate municipal services, lack of motivation and the increasing desperation among our ghetto poor.

To bring about the "total commitment of all community resources and a reassessment of priorities" so necessary if we are to solve these and other problems facing our cities, the national Urban Coalition is urging local "counterpart" coalitions to join the fight.

This week Atlanta joined New York, Detroit and other great cities in answering this call and this opportunity to "get across to the people and the Congress the urgency of the problems of the cities . . . and encourage private initiative." Atlanta already has an effective informal coalition. Judging from records of men named to the steering committee for the formal coalition, we have a very good chance to bolster national and local efforts.

Success in these efforts is absolutely necessary, and the time is late. Failure to solve the growing problems of our cities is unthinkable.

ATLANTA JOURNAL
October 25, 1967

Allen Seeks Urban Coalition

Summit Group, C of C, Labor Urged to Work for Jobs, Housing

By LORRAINE M. BENNETT

Mayor Ivan Allen Wednesday called on six leaders of various phases of Atlanta life to form an urban coalition whose goals will be to provide decent jobs, housing and education in urban areas.

JOURNAL (cont.)

The mayor and Dan Sweat, director of governmental liaison, presented a statement to the leaders which they will carry back to their respective groups for approval.

Accepting the statement were Al Bows and Opie Shelton of the Atlanta Chamber of Commerce, the Rev. Sam Williams of the Summit Leadership Conference, Robert J. Butler of the Atlanta Labor Council, Dr. Harmon Moore of the Christian Council of Metropolitan Atlanta, Dr. John W. Letson, superintendent of the Atlanta Public Schools and Erwin Stevens of the Citizens' Central Advisory Council (EOA).

Mayor Allen recently attended an emergency convocation of the urban coalition in Washington at which 1,200 leaders representing city governments, business, labor, religious and civil rights interests offered their views on how to deal with the urban crisis.

THE LEADERS agreed to carry back to their own cities the determination to form local coalitions made up of the same leadership cross-section to implement the program on a local level.

The statement Mayor Allen presented to the heads of Atlanta's interest groups said that although the federal government has expressed concern for the plight of the cities, Congress failed to register the sense of urgency of the urban crisis.

"The result is now a tragic chapter in American history. Riots, racial disturbances, civil disobedience in city after city throughout all parts of the country have cast a lasting imprint of inaction and indifference," the statement continues.

LACK OF job skills, unemployment, unsound housing, inadequate parks and schools, the absence of realistic municipal services, lack of motivation and loss of faith and of hope — these are the problems of the cities.

The urban coalition hopes to bring a "total commitment of all community resources and a reassessment of priorities by national and state government." The working together of these forces, the coalition hopes, "can produce results on a scale large enough to sufficiently change the direction of our cities," the statement reads.

BUSINESS WEEK
October 21, 1967

Summer's backlash: more job programs

In wake of riots, business takes a second look at the Negro job problem. Companies are accelerating current programs, initiating new ones, and revising hiring policies

'When the riots occurred, we re-examined what we were doing to see if we were doing enough — and we're still looking for new ways to help'

Radio Corp. of America Executive

'Businessmen who didn't recognize it before are aware that the Negro's troubles cannot be ignored and expected to melt away'

James B. Ammon
Vice-president,
Baxter Laboratories, Inc.

'The thinking of businessmen regarding hiring practices has taken a new twist... They're going into the ghettos to hire Negroes'

Pittsburgh manufacturer

'We will do everything in our power to liberalize screening and testing methods'

Raymond T. Perring
Chairman,
Detroit Bank & Trust Co.

'We would think twice about putting up a store in a Negro neighborhood'

Florida grocery chain Executive

'Riots are going to occur until there's visible evidence of improvement... but you can't get any solutions in a riotous atmosphere'

Reed O. Hunt
Chairman,
Crown Zellerbach Corp.

'We've been breaking our backs for several years to get jobs for Negroes. Now with all the demonstrations, business might just decide to rest on its oars'

Milwaukee executive

What did business learn from the riots that erupted in over 70 American cities last summer?

When Business Week reporters talked to top executives last week they found:

- There's little sign of a corporate backlash on civil rights programs.
- The riots have spurred a broad cross-section of companies, particularly large national concerns, to accelerate programs or to initiate new ones.
- Other companies are taking a second look at their own policies and those of local and federal agencies. Their concern allays the fears of some observers after the riots that business would pull back from civil rights efforts out of disillusionment or fear of financial risk.

James B. Ammon, vice-president and treasurer of Baxter Laboratories, Inc., says: "I think the riots have made businessmen realize that the Negro's problems will be more of a factor in our society and businesses in the future, not less of a one . . . If we don't develop programs today, we just won't have as many options five years from now."

William F.X. Flynn, who heads the National Assn. of Manufacturers' STEP (Solutions To Employment Problems) program, concurs. Flynn and his staff collect and circulate case histories of corporate and community action programs to interested companies. "After the situation this summer . . . we found companies impatient to move faster."

And a California industrialist minces no words: "Perhaps riots help more at some stages in the evolution of this thing than they hurt. How the devil do you get 200-million people to wake up?"

New trend. Such words obviously would disconcert many businessmen who feel they were facing up to the problem long before the riots. But the fact that business has stepped up its efforts in the wake of the summer's violence appears undeniable.

The Urban Coalition is just one sign. The new national advisory group includes such top business names as Chase Manhattan's David Rockefeller, Andrew Heiskell of Time, Inc., Litton Industries' Roy Ash, and General Electric's Gerald L. Phillippe. The group is not only preparing task force reports on urban problems, but has backed such legislative programs as the Clark-Javits proposal to create 1-million jobs for ghetto residents. It is also helping to blueprint some 50 local urban coalitions.

At least three such groups have already been set up—the New Detroit Committee headed by Joseph L. Hudson, Jr., of J. L. Hudson Co. the New York Coalition led by Christian Herter, Jr., vice-president of Mobil Oil, and a statewide coalition in Minnesota.

The Detroit group (whose members include Ford Motor's Henry Ford II, General Motors' James M. Roche, and Chrysler's Lynn Townsend) hasn't wasted any time. Meeting with Michigan Governor George Romney last week, it called for passage of a statewide open housing law—unquestionably the most powerful support such legislation has ever had in the state.

Such groups, of course, are merely advisory in nature, and the big question is whether in the long run they will generate more than sound and fury. For the present, it's clear that business thinking has taken a significant new turn. As one observer comments: "Industry is no longer content to play follow the leader on urban problems. It is moving ahead itself, drawing on its own resources."

Other action. This heightened concern is reflected not only in the insurance industry's announced intention to put $1-billion into slum renewal, but in a spate of local programs surfacing since last summer:

- In Pittsburgh, some 19 corpora-

tions have contributed $1.4-million to set up Allegheny Housing Rehabilitation Corp., which will buy and renovate old houses in ghetto areas and sell them back to ghetto residents. With a goal of $3-million, the organization hopes to renovate more than 1,000 housing units a year.

▪ A major corporation is now completing plans to construct a manufacturing facility within the ghetto area of a Midwestern city.

▪ In Tampa, the city and General Telephone of Florida have set up a Community Relations Council headed by Negro businessman James A. Hammond. Dozens of graduates of the council's training courses have found jobs.

▪ In Baltimore, over 1,000 ghetto residents were hired in a crash employment program that was initiated last August by companies in the area.

▪ In Cleveland, five banks and six companies put up $400,000 for a revolving fund for slum rehabilitation projects. Negro candidate for mayor, Carl B. Stokes, comments: "Frankly, I don't know what the motivation is, fear or genuine social concern, or both. But the important thing is that business is becoming more involved."

The list is endless. In cities across the nation—St. Louis, San Francisco, Camden, Wilmington, Denver—new programs are being mapped out, old efforts intensified. In Detroit for example, between 7,000 and 10,000 ghetto residents have been hired by the auto companies since the riots. "The jobs were there before," says an observer, "but communications with the community were poor." In upstate New York, Rochester Jobs, Inc., an agency that started functioning just last July, has already found over 400 entry-level jobs for slum dwellers.

All of this apparently reflects considerable soul-searching at the highest corporate levels. Understandably, most companies are reluctant to discuss such matters. "We've learned not to talk about any progress we've made," says one man. "No one wants to admit they haven't been doing all they can." But Ford Motor Co.'s creation of a top-level department of urban affairs is indicative of the new mood.

Hiring reforms. One area in which corporate thinking is shifting is in hiring practices. Comments the employee relations director of a major Pittsburgh company: "In the past, corporations pushed the idea of hiring 'qualified' Negroes—protesting that giving preference to a Negro simply because of his race was reverse prejudice. But since the riots, many corporations have been hiring people who couldn't begin to compete with whites for jobs."

This doesn't mean that companies are throwing away their yardsticks of productivity and profits. What's happening rather is that many are recognizing that old rules and practices may be screening out potentially competent people. As Reed O. Hunt, board chairman of Crown Zellerbach Corp., puts it: "Most ghetto kids have jail records, but you have to ask what for? You have to ask if he can do a good job?"

Long-term goals. Other companies are reviewing their contributions programs. Says a Chicago executive: "We used to take the shotgun approach and give $1,000 to every group with a good story. Now we're thinking in terms of five-year commitments in specific areas."

As companies become involved in urban problems, many report a heightened sense of purpose. U. S. Gypsum Co., for example, rehabilitated six slum buildings in New York's Harlem this summer. It is now working on 150 apartments in Chicago and 64 units in Cleveland, and it has options on 450 more units in Chicago. "We're going along," says an executive, "not with the expectation of a great profit, but to demonstrate that private industry does have a role and responsibility. We are beginning to feel a deep-seated involvement that can't be measured in return to stockholders."

Other side. Not everyone shares this feeling, of course. Many companies voice a sense of outrage at the riots. "You can't run a society with riots," says one executive, "and you can't be intimidated by lawlessness." In Milwaukee, currently plagued by civil rights demonstrations for open housing and the scene of two nights of rioting last July, a backlash among some segments of the business community is evident. "We've been breaking our backs to get jobs for Negroes," says a businessman, "Now with all the demonstrations, business might just decide to rest on its oars."

A number of companies report no appreciable change in their policies since the riots. "We've always tried to hire qualified Negroes," is the typical comment. One industry observer, in fact, reports that some executives are coming to regard riots "as seasonal hazards, much like hurricanes and tornadoes."

But others are anything but complacent. Says Crown Zellerbach's Hunt: "You can't ask the Negro people to be quiet. . . . Riots are going to occur until there's visible sign of improvement." **End**

MINNEAPOLIS TRIBUNE
September 14, 1967

Substituting Action for Oratory

THE $14,000 contributed by Minneapolis area businesses to study the creation of an Urban Coalition shows a growing awareness that the total community, public and private, must become more involved in the effort to solve our problems of race and poverty.

Critics might say that the time for studies is past. In this case, however, there would be no point in forming a coalition if the members had little idea of what they could do or how they should do it. These are the questions that this study must answer. And at nine weeks, it is a short one as studies go.

Participants at the recent National Urban Coalition meeting in Washington, D.C., resolved boldly to push for a million more jobs, a million more homes for the poor, better schools and social conditions. Whether these goals can be attained will depend greatly on the grassroots pressure and contributions of key leaders at the local level.

This is where the Minneapolis coalition comes in. This is where the white community must show Negro critics at the national meeting that it is not attempting to substitute oratory for action.

Earl Ewald, president of Northern States Power Co. and temporary chairman of the contributing local businessmen, said that none of them sees merit in creating just another organization. "But maybe a *new kind* of organization like a genuine 'Urban Coalition' can help," he said. "We hope to find out."

We hope the findings are affirmative.

NEW YORK TIMES
October 10, 1967

URBAN COALITION MOVES ON SLUMS

Panel Set Up to Help Local Leaders Form Groups

By SYDNEY H. SCHANBERG

The Urban Coalition, the recently formed prestigious national alliance of business, labor, municipal, religious and civil rights leaders, took a step here last night to help local communities fight a more organized battle against slum problems.

A three-member panel was set up by the nationwide coalition to help community leaders form local coalitions to press for solutions to crucial urban needs, particularly jobs, housing and education.

The panel was announced at a meeting of the Urban Coalition's 33-member steering committee in the Time & Life Building, at 50th Street and the Avenue of the Americas. It was the first gathering of the high-level committee, one of whose members is Mayor Lindsay, since the convocation of the organization on Aug. 24 in Washington.

The members of the local-coalition panel are Mayor Joseph M. Barr of Pittsburgh, Arnold Aronson, executive secretary of the National Leadership Conference on Civil Rights, and Charles P. Taft, Cincinnati lawyer.

The next step by the task force will be to hold a meeting of community leaders interested in forming local units. Leaders in about 50 cities have expressed interest in the idea and are expected to be at the meeting, scheduled for a week from today in Chicago.

Mayor Lindsay, one of the founders of the Urban Coalition, has already organized a local coalition for New York City and is expected to announce its chairman and other members very soon.

About 50 persons, many of them aides to members of the steering committee, attended last night's committee meeting.

In addition to Mr. Lindsay, the participants included Mayor Barr; Mayor Jerome P. Cavanagh of Detroit; Andrew Heiskell, board chairman of Time Inc.; Joseph D. Keenan, secretary of the International Brotherhood of Electrical Workers, and David Sullivan, president of the Building Service Employes International Union.

Also, Frederick J. Close, board chairman of the Aluminum Company of America; Gerald Phillippe, board chairman of General Electric; Harold Fleming, president of the Potomac Institute in Washington, and A. Philip Randolph, president of the Brotherhood of Sleeping Car Porters.

GRAND RAPIDS PRESS
September 17, 1967

Whitney M. Young Jr.

Biracial Coalition, Leadership Crucial

This summer's racial violence has caused a crisis of leadership. The riots have made it easy for "backlashers" to justify resistance to necessary social changes. But this leads to a dangerous polarization of attitudes which could lead to more violence.

Negro leadership has lived up to its responsibility by speaking out against riots and by proposing rational programs to end their causes. Now it is time for white leadership to speak out and condemn the backlashers and start doing something to end the ghetto's problems.

YOUNG

Churches, liberal organizations, political clubs, business and labor, interracial and human relations groups, all have to speak out now and regain the initiative from the backlashers. They have been silent for too long.

There are signs that some leaders realize the urgency of the situation and are willing to join the coalition so desperately needed if our country is to have peace and progress. I took part in a recent meeting to form just such a group.

It is called the Urban Coalition, and our first meeting included leaders of business, labor, religion, city mayors, and civil rights groups. From this came proposals for an emergency work program to provide jobs and training for the unemployed, the establishment of job centers in cities, and the commitment of private industry to take all steps necessary to insure full employment.

This last item is especially significant because business has not done enough to provide the jobs and training needed. Negro workers are unemployed at a rate more than twice that for white workers and Negro family income is $3,000 less per year than for white families. Something has to be done about this—now.

Many business leaders understand that they have a tremendous stake in urban peace and some of them realize they can't afford to continue old ways of doing things. But the real test will come at the local level. Businessmen and community leaders are going to have to come forward with vigorous support for radical changes.

That is why various local urban coalitions are now being formed. In New York, for example, Mayor Lindsay, who was at our meeting, has set up a New York Coalition of local leadership to attack ghetto problems. Other cities and regions will do the same.

The Urban Coalition could be the most exciting new development in a long time—but only if its members are sincere in pushing for radical change. The time is long past for mere lip service to the ideals of equality. Responsible leaders and established organizations must be given the resources to deal adequately with ghetto problems. Negro citizens are tired of being promised jobs and not getting them, they have been lied to once too often.

The business and civic leaders now forming such coalitions in their communities will have to deliver on their promises. This coalition will have to create jobs and strengthen the economic life of the ghetto. It will have to end racial barriers in housing, health and education. These can't be temporary steps to stave off a riot; they must be steps which get at the heart of the problems caused by racism and solve them permanently.

We really have little choice. This country can take the high road to social progress and equality by a strong commitment to far-reaching programs to create jobs and better living conditions for the urban poor. or it can take the low road to social disaster and violence by letting the backlashers speak for it and allowing ghetto conditions to worsen. We have to take that high road.

WASHINGTON POST
October 27, 1967

Church Plans Housing

Cardinal Urges Coalition To Meet D.C. Urban Ills

By William R. MacKaye
Washington Post Staff Writer

Patrick Cardinal O'Boyle urged creation yesterday of a Washington urban coalition to meet the challenge of the urban crisis.

At a press conference, the Cardinal:

- Pledged the support of the Roman Catholic Archdiocese to a soon-to-be-launched drive to raise a $2 million Housing Development Fund.
- Said that church officials are planning a 1150-unit housing project on a 15-acre tract at 4th and Edgewood Streets ne., the site now occupied by St. Vincent's Home and School.
- Announced that the Archdiocesan Office of Urban Affairs, headed by the Rev. Geno Baroni, will back two rehabilitation projects for low-income housing.
- Said that the Archdiocese and the Presbytery of Washington City (United Presbyterian) will pool funds to remodel a building at 1419 V st. nw. for use as an urban affairs office. The Presbyterian body will provide $55,000 for the job, which Cardinal O'Boyle estimates will cost $100,000.
- Announced the launching of an extensive educational program designed to make city and suburban Catholics sensitive to each others' needs.

Cardinal O'Boyle expanded by saying that area clergy would exchange pulpit visits, followed by special seminars and meetings for laymen "to promote a better understanding of urban affairs and community relations."

"The aim of the church and therefore of the Washington Archdiocese," said the Cardinal, "must be to build a society which will afford the ordinary citizen and every citizen the opportunity to pursue his salvation in conditions of life that are not debasing and explosive, but human and encouraging."

At one point, he observed, "We're not playing Lady Bountiful . . . We've got an obligation to do this."

The Archdiocese's efforts in terms of housing will include an unspecified contribution to the Housing Development Fund.

Such a fund is necessary to finance Government-subsidized housing projects here. A fund of $2 million might provide the basis for 40,000 new low- and moderate-income housing units in the area.

One group already pursuing Federal aid is the Housing Development Corp., headed by the Rev. Channing Phillips of the United Church of Christ.

Mr. Phillips' group, which has access to $100,000 in capital, currently is sponsoring construction or rehabilitation of 2000 housing units.

Mr. Phillips was at the press conference yesterday, as were two officials of the proposed Fund. They are John Nevius, a lawyer who is one of the appointees to the new City Council, and Reuben Clark, also a lawyer.

Clark pointed out that the shortage of equity capital — "front money" — now in the hands of the Housing Development Corp. and similar groups has limited the area's ability to take advantage of the low cost loans available under the loans to nonprofit corporations section of the Federal Housing Act.

The proposed housing at the St. Vincent's site would be financed under that rent subsidy section—Section 221 (D) 3 and would provide a mix of apartments for the elderly, public housing units and nonprofit dwellings for families of low and moderate income.

The Archdiocese is involving itself in three other housing programs.

A group of laymen organized in a group known as Sursum Corda, Inc., working with St. Aloysius Church and Gonzaga High School, already has secured Federal support for a $3.7 million, 199-unit housing development off North Capitol Street in the Northwest One urban renewal area.

The other two projects include one elsewhere in Northeast One and the other—in cooperation with five non-Catholic churches and three synagogues—on Capitol Hill.

The Urban Affairs office will be part of the plant of SS. Paul and Augustine Parish. The first two floors of the building will be converted into a community center.

Upper floors are expected to provide space for such operations as Father Baroni's office, the Metropolitan Ecumenical Training Center and the Presbytery's office of urban mission.

KANSAS CITY (MO.) TIMES
September 14, 1967

FORM COALITION TO AID JOBLESS

Urban Leaders to Act for Minority Group Members

NOTE LABOR'S ABSENCE

Group Asks Convocation of Both Kansas Citys

An Urban Coalition was formed yesterday of top community leaders to concentrate on programs to provide jobs for unemployed members of minority groups.

The coalition agreed to call a community-wide convocation from the two Kansas Citys to consider the primary goal of finding jobs for the unemployed. Secondary goals to be undertaken later will be to improve housing and education for disadvantaged citizens, most of whom are Negroes.

For Group Here

A group of 18 leaders met yesterday at the invitation of Mayor Ilus W. Davis to form a local group patterned after the national Urban Coalition which held a convocation the last week in August in Washington. It was organized outside federal government sponsorship as a result of citizens concern over urban riots and inequality of opportunity.

At the meeting yesterday at the Hotel President were representatives of local government, top business executives, civil rights groups and the clergy. Absent were labor leaders although five labor leaders were invited to the meeting.

D. Peter Newquist, assistant to the mayor, said he had been told the labor leaders were unable to attend because they were involved in labor negotiations or were out of town.

Bishop Joseph V. Sullivan, auxiliary bishop of the Kansas City-St. Joseph Catholic diocese, said the group would need the support of labor.

GARY (IND.) POST TRIBUNE
October 12, 1967

4,000 Jobs Hunted By Urban Coalition

Methods of providing jobs for hard-core unemployed will be discussed Oct. 27 at a luncheon-information meeting of Gary's Urban Coalition.

A panel of educators, employment counselors, employers, government officials and civil rights leaders will convene in the Hotel Gary then to search out job problems in Gary.

The Urban Coalition is a federally sponsored group of locally interested citizens organized to coordinate and implement existing and new programs in employment, education, training, housing, reconstruction and equal opportunity.

Mayor A. Martin Katz called for the latest meeting of the group to interest private industry in providing as many as 4,000 jobs for Gary's unemployed.

Attending this conference will be the major employers in the Gary area and representatives from various educational and training groups, and from the employment agencies.

Katz said the obvious real need is to match the requirements of business and industry with available resources and upgrade the full potential of our total manpower resources.

The plans for the conference on employment were outlined by George A. Jedenoff, general suprintendent of U.S. Steel's Gary Steel Works, who was named to organize and chair the conference proceedings.

Jedenoff noted that this conference can serve as a real benefit to Gary by bringing together the various groups interested in making the maximum use of the Gary human resources.

The employment phase of the four-point basic principles submitted by the Urban Coalition Steering Committee calls for fair employment; basic training for employees under existing programs; education plans to assure upward job mobility; re-examination of methods to eliminate any practices that may unnecessarily bar qualified candidates; full cooperation with responsible agencies devoted to the improvement of inter-group relations within the community; and further participation in the Gary community of Plans for Progress under the Committee of Equal Opportunity appointed by President Johnson.

The steering committee submitted this program for the Urban Coalition and is chaired by George R. Coker, executive director of the Urban League of Gary.

Its members include: Joseph Radigan, Republican candidate for mayor; Richard G. Hatcher, Democratic candidate for mayor; L. I. Combs, builder and president of the Gary Chamber of Commerce; Jedenoff; Matthew Glogowski, superintendent, Budd Company; James Breed, manager, NIPSCO; Leo Lewis, manager, Gary-Hobart Water Company; Al Jackson, manager, Illinois Bell Telephone Company; Rev. William Paris; Robert Gordon; Marion O. Mitchell, manager, Sears, Roebuck & Company; Mamon Powers, Powers & Sons Construction Co. Inc. and Walter Ridder, publisher of The Gary Post-Tribune.

Others on the Steering Committee include Curtis Strong; Orval Kincaid, United Steelworkers of America; Donald Belec, school board; Mrs. Bernice Terry; Harold Hagberg, Northwest Indiana Bldg. & Construction Trades Council; Robert Gasser, Gary National Bank; Ray Daly, Bank of Indiana; Reverend S. Walton Cole, president, Council of Churches; Rev. Julius James, president, Gary Human Relations Commission; and Glen Vantrease, city controller.

JET MAGAZINE
November 2, 1967

URBAN COALITION: NEWEST WEAPON TO FIGHT SLUMS

NEW ALLIANCE BETWEEN DIFFERENT GROUPS COULD SAVE U. S. CITIES

By FREDERICK GRAVES

While the long, hot summer of 1967 is now a part of the past, concerned persons are attempting to pool their resources and reorganize their thinking and values, hoping to prevent the predicted long, hot summer of 1968 from becoming a part of the future. To accomplish this monumental task a new alliance between leaders in civil rights, religion, business, labor and local governments was formed. It is called The Urban Coalition, and some look upon it as one of the last measures available to save our cities.

On August 24, after clean-up crews in Newark and Detroit had begun to clear their rubble-filled streets, Urban Coalition leaders held what they termed an emergency convocation. One thousand delegates attended the session at the Shoreham Hotel in Washington, D. C., and they represented all groups that have strong interests in the survival of the cities.

In Washington (l) Heiskell talks with Lindsay; in Chicago, Lincoln, Neb., Mayor Samuel Schwartzkopf and Saginaw, Mich., Negro Mayor Henry Marsh.

The Urban Coalition is co-chaired by Negro labor leader A. Philip Randolph, president of the Brotherhood of Sleeping Car Porters, and Andrew Heiskell, board chairman of Time, Inc. At the emergency convocation they were joined by rights leaders Roy Wilkins and Whitney Young Jr. The business community was represented by Asa T. Spaulding, president of North Carolina Mutual Insurance Co.; Gerald L. Phillippe, board chairman of the General Electric Co., and Henry Ford II, board chairman of the Ford Motor Co.

Labor representatives included Walter Reuther of the United Auto Workers; George Meany, AFL-CIO president, and I. W. Abel, United Steelworkers president. From the religious community were Rabbi Jacob P. Rudin, president of the Synagogue Council of America; Archbishop John F. Dearden of Detroit, and Dr. Arthur Fleming, president of the National Council of Churches.

Local government was represented by the top men—the mayors: Richard J. Daley of Chicago, Milton Graham of

After session, Johnson joins chat with (l-r) Bishop James W. Montgomery, Chancellor Norman Parker and Mayor Daley.

(MORE)

Workshop panelists included such Negroes as Bourgeois (l) and Mrs. Williams and Dr. Deton Brooks who aired views.

Panelist Henry criticized city governments. John Cardinal Cody congratulates Naftalin after speech.

Urge Forming Local Coalitions To Solve Problems

Phoenix, John F. Collins of Boston and Joseph M. Barr of Pittsburgh, president of the U. S. Conference of Mayors.

Keynote speaker at the session was New York Mayor John V. Lindsay who told the 1,000 delegates that local coalitions must be formed to help raise the standards of housing, education, job training, welfare and raise the employment rate. No time was wasted on isolating the problems; everyone there knew quite well what problems exist in cities. Also no time was wasted on deciding which groups in the cities this new coalition program should help. The answer was obvious: The same alienated, poor people who had used molotov cocktails to destroy the business establishments of unfair merchants and their own rat infested homes in sub-standard buildings.

Convocation delegates left the one-day meet charged with the responsibility of returning to their urban communities and establishing local coalitions between civil rights, labor, business, religion and government. The national Urban Coalition promised help and advice whenever needed. Urban Coalition headquarters in Washington, D. C., said it does not plan to dictate how local groups should be organized. Officials there said each urban area has its own personality and it will be more practical for each city to do its own mobilizing of forces. But the national group did offer one strong bit of advice to the local coalitions: Poor people—Negroes, Puerto Ricans, White Appalachians—should be included in local groups, along with militants.

As part of the mobilizing of local groups, the national Coalition sponsored a one-day meet last week at the University of Illinois' Chicago Circle Campus. It was attended by 250 persons representing areas that were attempting to form their coalitions. There were representatives from 46 cities. Although they were from most parts of the country, there were more Mid-Westerners than any other geographic group. Because of this the Washington office plans to hold three other such meets to make sure every urban area has a chance to benefit from the advice of experts.

The opening general session of the Chicago meet was

(MORE)

Meaning Of America Is Urban Issue, Publisher Says

presided over by JET-EBONY Publisher John H. Johnson, co-chairman of the national Coalition's Task Force on Communications and Public Support. He helped set the tone for the day when he told the registrants: "We are engaged here in creating a will that speaks not so much to Negroes but to the fundamental issue of the meaning of America. Whatever we do, we must not deceive ourselves. The decision before us now is not a decision about the Negro but a decision about America. It is not a decision about civil rights but a decision about the future of the city."

Lindsay

Randolph

Spaulding

Young

One of the main objectives of the Coalition is to organize a force strong enough to move, shake, push and prod Congress into passing much needed legislation which can alleviate some of the problems faced by cities. These include retraining programs, the Model Cities plan and adequate welfare financing without strict, inflexible rules which prohibit funds going to those who need it most.

At the Chicago session registrants attended a series of workshops which included panels composed of top-flight Negroes in governmental agencies and social welfare groups. They included Vernon Jordan of Atlanta, director of the voter education project of the Southern Regional Council; Melvin Mister of Washington, D. C., director of the D. C. Redevelopment Land Agency; A. Donald Bourgeois, general manager of the St. Louis Model Cities program; Mrs. Frank Williams of Indianapolis, representing the League of Women Voters Education Fund, and Clifton W. Henry, a community services representative from the U.S. Mayors Conference, Washington.

Henry said that up 'til now there has been no will on the part of cities to deal effectively with their problems.

One of the big questions is, "Will The Urban Coalition be able to get cities to stop playing politics and start planning creative programs to help their ghetto residents become a part of the predominant affluent society?" In short, "Can America be saved?"

Ford

Rustin

Wheeler

Wilkins

Different cities are handling the mobilization of local coalition in different ways. Chicago, for example, is not planning to make an effort for such action. Its mayor, Richard J. Daley, said the city has always had such a coalition between business, labor, religion, etc. Then Daley ticked off a list of city agencies and commissions which he said encompass all walks of the city's life.

In Minneapolis, Minn., Mayor Arthur Naftalin admitted to some failures in his city and said members of the militant Negro community should be consulted and asked to take an active part in local coalition groups. "If we can't close the gap between young militants and the established community, it will destroy us," he warned.

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THE URBAN COALITION ACTION REPORT

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Coalition Urges Congress

Move Now on Urgent City Problems

Andrew Heiskell (center) answers question at Washington press conference. Other Coalition participants were (left to right): Arnold Aronson, executive secretary, Leadership Conference on Civil Rights; Joseph D. Keenan, secretary, International Brotherhood of Electrical Workers; Norman Hill, representing Coalition Co-Chairman A. Philip Randolph; Mayor James Tate of Philadelphia; and Christian Herter, Jr., chairman of the New York Urban Coalition and vice president of Mobil Oil Company.

Spokesmen for The Urban Coalition urged the Administration and Congress last month to "move without delay" on a wide range of programs to ease the crisis in the cities.

Coalition Co-Chairman Andrew Heiskell, chairman of the board of Time, Inc., called a Washington press conference to emphasize 1968 legislative goals.

In a statement, also signed by Co-Chairman A. Philip Randolph, president, Brotherhood of Sleeping Car Porters, AFL-CIO, Heiskell said "the needs are massive and urgent, the hour is late, and the times are perilous."

In response to a question on where Congress would find money for needed programs, Heiskell said; "It would be cheaper to do it now than to wait for the cities to to blow next summer."

Text of Statement

The text of the legislative statement follows:

"Specifically, we call upon the Congress and the Administration to move without delay to provide solutions to urgent problems in the following areas:

"Definite steps should be taken now to assure a job for every citizen able and willing to work. We endorse and strongly support a three-part approach to this national challenge:

"(1) Private employers must greatly expand their efforts to employ and train the so-called "unemployables." The Urban Coalition will intensify its efforts to enlist business and industry in this effort.

"(2) The federal government and private employers acting in expanding partnership must provide jobs for the

unemployed and better opportunity for the underemployed. We would support, for example, the President's current proposal to more fully reimburse employers for the additional expense of employing and training the hard-core unemployed. We emphasize, however, that this measure is only a partial solution to the problem and that much more must be done.

(3) Congress must pass legislation in this session to provide government-generated employment to every citizen able and willing to work but unable to find private employment—not make-work but meaningful, socially useful jobs, which would provide public services now lacking in hospitals, libraries, recreation programs and other civic services.

The Administration's Open Housing legislation should be enacted into law now.

The Administration's Safe Streets and Crime Control Act and Juvenile Delinquency amendments were drastically altered in the House of Representatives last year to channel the programs and funds through a state planning and allocation process which would delay and frustrate their effectiveness. The original Administration version of these bills should be passed by the Senate so as to mount an efficient and effective attack on the root causes of violence, crime and delinquency, coupled with the development of improved local law enforcement.

A supplementary appropriation bill should be immediately introduced and enacted to fund fully the anti-poverty programs as authorized for this fiscal year.

"The needs are massive and urgent, the hour is late, the times are perilous"

Programs for low and moderate income housing, urban development, model cities, mass transportation and community facilities should be extended, expanded and adequately funded now.

The repressive welfare program amendments enacted last year, penalizing children born into one-parent homes and shifting the financing burden to local government, should be repealed immediately.

We know these legislative aims are more easily stated than accomplished. But we also know the needs are massive and urgent, the hour is late, and the times are perilous.

The substantial number of communities forming counterpart Urban Coalitions in all parts of the country is strong evidence that the citizens of our urban areas share the Urban Coalition's concern and its commitment.

With the commitment of its citizens, this nation has the capacity now to resolve its urban problems. A reordering of priorities and a renewal of national commitment to the well being of all citizens is overdue. We pledge our full support for the legislative action required.

300 Attend National Action Conference On Open Housing

Daley

Young

Cook

More than 300 people attended a National Action Conference on Equal Housing sponsored by the Coalition in Chicago last month.

Major speakers were Mayor Richard J. Daley, James W. Cook, President of the Illinois Bell Telephone Company, and Whitney Young, Jr., Executive Director of the National Urban League.

Concurrent workshop sessions were devoted to Fair Housing Legislation, Suburban Housing Development for Low and Moderate Incomes and the Role of Voluntary Programs to Achieve Fair Housing.

At the concluding afternoon general session, the Conference adopted recommendations from the Workshops to:

★ Express support for Fair Housing legislation now before the U.S. Senate (S. 1358), and for state and local Fair Housing legislation.

★ Urge The Urban Coalition to call on Congress to expand funding for rent supplements and use them in conjunction with Federal low market rate interest programs.

★ Urge the Federal government, in cooperation with state governments, to pass legislation to permit funding of tax abatements, with the Federal government assuming up to 50% of the tax abatements necessary to develop 221 (d) (3) housing.

★ Urge federal and state governments to provide seed money to non-profit entities to initiate housing development, and seek waiver of "Workable Program" requirements for suburban developments.

★ Urge The Urban Coalition to call on federal and state governments to adopt legislation modifying zoning laws to permit construction of low and moderate income housing in the suburbs.

The Action Conference was coordinated by Edward Holmgren, executive director of the Chicago Leadership Council for Metropolitan Open Communities.

Executive Committee to Meet in New York City

The new Executive Committee of the Coalition Steering Committee will hold its first meeting on February 9 in New York City.

The Steering Committee action in establishing the Executive Committee specified the proportionate representation of each segment of the Coalition, but permitted each group to select its own individual members.

The Steering Committee also stated that each of those designated to serve on the Executive Committee should subscribe to three methods of solving urban problems: What the private sector can do on its own; what the private sector can do in concert with government; and what the government must do to meet needs beyond the reach of private efforts.

The Executive Committee was instructed to consider the permanent organizational structure and program of the Coalition and make appropriate recommendations to the Steering Committee.

Following are the individuals designated to date to serve on the Executive Committee:

Business: Joseph H. Allen, president, McGraw-Hill Publications; Frederick J. Close, chairman of the board, Aluminum Company of America; J. Irwin Miller, chairman of the board, Cummins Engine Company; and Theodore Schlesinger, president, Allied Stores Corporation.

Labor: George Meany, president, AFL-CIO; and Walter Reuther, president, United Auto Workers.

Church: Dr. Arthur Fleming, president, National Council of Churches; two additional church representatives are to be named.

Civil Rights: Arnold Aronson, executive secretary, Leadership Council on Civil Rights; and Whitney M. Young, Jr., executive director, National Urban League.

Local Government: Mayor Joseph M. Barr of Pittsburgh; and Mayor James H. J. Tate of Philadelphia.

The Co-Chairmen of The Urban Coalition, Andrew Heiskell and A. Philip Randolph, are *ex-officio* members of the Executive Committee.

"*In his* NEW YORK TIMES *column of February 1, Tom Wicker described The Urban Coalition as "A group of the most powerful and public-spirited private interests in the nation." He added that the Coalition "is certainly on sound ground in urging immediate, emergency action to cope with the hard-core unemployed."*"

Coalition Holds Meetings In New York and Phoenix

Mayor John Lindsay addresses luncheon session at New York meeting. At left is Vernon Jordan, session chairman and executive director of the Southern Regional Council's Voter Education Project.

In New York City last month, at a regional meeting on mobilizing local urban coalitions, three nationally-known leaders in different fields made striking statements on the urgency of city problems:

James F. Oates, Jr., chairman of the board, Equitable Life Assurance Society of the United States: "Now is the time to act. Decisively. To cut through red tape. When human lives hang on whether or not there is a roof or shelter, how can we, the richest people in the world, let more time run by."

Mayor John Lindsay of New York: "It will make little difference what we do abroad, what we do about balance of payments, what we do in Vietnam, if the country is burning down at the edges."

Whitney Young, Jr., executive director of the National Urban League: "As important as is our pledge, far more important will be our performance. It will not be our promises that history will hold us accountable for. It will be our deeds."

The New York meeting attracted leadership from 82 cities in 21 states, despite near-zero weather.

In Phoenix the following week 175 people registered for a Western regional action meeting on expanding private employment. During the concentrated one-day session businessmen from seven states exchanged experiences and probed for answers to the problems of hiring and training the so-called "unemployables".

The Phoenix meeting was the second in a series of three dealing with private employment. The first was held in Atlanta on December 13 and the third will be held in Kansas City on February 21.

"The Country Watches . . . And Waits"

At the beginning of last month, The Urban Coalition National Coordinators, Ron Linton and John Feild, began their weekly report to the Steering Committee with the following evaluation:

"The Urban Coalition ends 1967—and the first four months of its existence—with a feeling of solid accomplishment and a high degree of optimism for the future. The Washington office has been established and staffed . . . Task Forces, manned by many of the country's most talented and concerned people, are already producing effectively . . . Local coalitions have been formed, or are being formed, in many critical areas . . . Press and public support of the concept of the Coalition and its goals are strong.

"For many people the Coalition has become a symbol of hope; other remain skeptical. Everyone is waiting to see if the powerful forces represented in the Coalition can indeed 'turn the country around' and solve the crisis in the cities.

"We think they can, and will. We can report that in the dead of winter the individuals who came together in a common commitment in the heat of August have lost none of their concern, determination and sense of urgency. The hard work of program building goes on. The country watches—and waits."

The Administration's decision to cut $75-million from last year's program for providing summer jobs for youth in the slums was announced on the same day the Youth Opportunity Conference sponsored by the President's Council on Youth Opportunity opened in Washington.

COALITION STAFF CHANGES

The Coalition has announced two staff changes, effective February 1.

John Feild, who has served as one of the two National Co-Coordinators, resumes his full time duties as Director of the Community Relations Service of the United States Conference of Mayors. Feild had been on loan to the Coalition from the Conference.

Ron M. Linton, will continue to serve as National Coordinator.

Christopher Mould becomes Deputy National Coordinator and Staff Director. Mould, who holds a Doctor of Law degree from the University of Chicago, joined the Coalition staff in September, 1967 as Associate National Coordinator.

Local Coalitions Being Organized In 27 Cities

Local urban coalitions have been organized, or are in the process of being organized, in 27 cities. Many other cities have expressed active interest and have requested information and help.

These are the 27: Atlanta, Ga., Baltimore, Md., Boston, Mass., Bridgeport, Conn., Dayton, Ohio, Denver, Colo., Detroit, Mich., Fresno, Calif., Gary, Ind., Huntsville, Ala., Indianapolis, Ind., Joilet, Ill., Kansas City, Kan., Kansas City, Mo., Los Angeles, Calif., Minneapolis, Minn., New York, N.Y., Norfolk, Va., Oakland, Calif., Pasadena, Calif., Plainfield, N.J., Riverside, Calif., Saginaw, Mich., San Diego, Calif., Stamford, Conn., Tacoma, Wash., Washington, D.C., and Winston-Salem, N.C.

THE URBAN COALITION ACTION REPORT

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THE URBAN COALITION ACTION REPORT

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John Gardner New Head of Urban Coalition

Former HEW Secretary Takes Executive Post

Co-Chairmen Andrew Heiskell and A. Philip Randolph announced last month that John W. Gardner had accepted the Executive Committee's request that he become chief executive officer of the Urban Coalition.

Mr. Gardner, who recently resigned as Secretary of Health, Education and Welfare, assumed his Coalition duties on March 1. He will serve concurrently as a consultant to the Carnegie Corporation of New York, with offices in Washington, but will be on loan to the Coalition, to which he will devote a major portion of his time.

In their announcement, the Co-Chairmen said the Coalition's Executive Committee agreed "enthusiastically and unanimously" to ask Mr. Gardner to take the new position. Of Mr. Gardner, they said: "Only a man with the exceptional stature and the rare combination of executive ability, intellect and idealism of John Gardner can provide the leadership needed to achieve the Urban Coalition's goals."

Mr. Gardner said he had discussed the new position with President Johnson and "he urged and encouraged me to accept." The day following the announcement, the President said he was "gratified" by the new appointment and had assured Mr. Gardner of White House cooperation.

The new Coalition executive was president of the Carnegie Corporation at the time of his appointment to the Cabinet by President Johnson on July 27, 1965. A native Californian, he holds A.B. and M.A. degrees from Stanford University, a Ph.D. degree from the University of California, and honorary degrees from a number of other colleges and universities. Before World War II he taught psychology at the University of California, Connecticut College for Women and Mount Holyoke College.

Mr. Gardner has been chairman of a number of Presidential task forces and commissions. He holds the U.S. Air Force Exceptional Service Award and the Presidential Medal of Freedom, the highest civil honor in the United States.

He is editor of President John F. Kennedy's book *To Turn the Tide*, and is the author of the books *Excellence* and *Self-Renewal*.

John W. Gardner

TEXT OF GARDNER STATEMENT

Mr. Gardner issued the following statement after accepting the Urban Coalition position:

"The hour is late. It is time for a major mobilization of private sector leadership to cope with the troubles that afflict the Nation.

"Every serious American understands the gravity of the problems confronting our cities today. Every thoughtful person comprehends the social consequences of violence and destruction on the scale of last summer's riots.

"Turning our backs on the problem won't help. Business as usual won't help. Neither hatred nor coercion on either side of the conflict will move us toward a solution.

"The cities cannot solve their problems without better mobilization of the talent, resources and leadership that exist in the cities themselves. We need new forms of collaboration between the various leadership elements in the city—city hall, business, labor, minority leadership and so on. The most significant effort to produce such collaboration today is the Urban Coalition."

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THE URBAN COALITION ACTION REPORT

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Lisle C. Carter, Jr. Joins Staff of the Urban Coalition

Lisle C. Carter, Jr., whose resignation as Assistant Secretary of Health, Education and Welfare became effective March 23, has joined the staff of the Urban Coalition.

In making the announcement, Chairman John W. Gardner said: "I have known for some months that Mr. Carter felt he might make a greater contribution toward the solution of our domestic problems in some private capacity. When I learned that his resignation was imminent, I asked him to join us in a top-level role at the Coalition, and I am delighted he has accepted."

Gardner said that Carter's full responsibilities will be spelled out later, but that he immediately will begin working on a variety of urgent tasks.

Carter was appointed Assistant Secretary of HEW for Individual and Family Services by President Johnson in February, 1966. He also served as Director of the Center for Community Planning, a post in which he supervised the Department's activities in the Model Cities program. He formerly was an assistant director of the Office of Economic Opportunity.

Two staff assistants to Gardner at HEW, Harold R. Levy and F. Robert Meier, had previously joined the staff of the Coalition.

Coalition Calls For More Jobs, OEO Funds, New Housing Programs

The Executive Committee of the Urban Coalition last month called for Congressional action on a supplemental appropriation for the Office of Economic Opportunity, expanded housing legislation, and emergency legislation to provide at least one million new jobs through public service employment.

In a statement released by Coalition Chairman John W. Gardner, the Executive Committee urged Congress to provide a total of $279 million in supplemental OEO funds. Of this amount, $104-million would raise current appropriations to the level authorized for fiscal 1968; $100 million would replace funds diverted to the Job Opportunities in the Business Sector (JOBS) program; and $75 million would be used for special summer employment, education and recreation programs.

The statement said "Federal funds now available are inadequate to meet even minimal OEO program needs in employment, education and recreation". These programs, it added, "can contribute significantly to enhanced opportunity for young people in the impoverished areas of our cities".

The statement cited the Report of the President's Commission on Civil Disorders to warn of the perils at hand in the cities unless such opportunity is provided.

The Executive Committee said emergency legislation to provide one million public service jobs is "urgently needed". It pointed out that the Coalition en-

Continued on Page 4

RIOT REPORT ENDORSED

This statement was released by the Executive Committee last month:

"The Executive Committee of the Urban Coalition strongly endorses the Report of the President's Advisory Commission on Civil Disorders. We commend the Report to the Nation's citizens and believe it merits the most serious consideration of leadership at all levels of both the public and private sectors."

The Urban Coalition
Report

September 1968

Crisis and Coalition

The urban crisis—an entanglement of poverty, unemployment, poor housing, inadequate education, racial tension—is an American insult spawned by neglect. The Urban Coalition is a platform from which men of prominence can speak out in unison, with the force of consortium, against continuing inactivity in the face of urgency. It is a framework within which they can forge new solutions, evaluate present alternatives and unite diverse powers for further action.

But crisis and coalition are more subtle. The crisis is a national abstraction drawn from the heart-rending experiences of our cities and ghettos—the Detroits, the Newarks, the Harlems, the Wattses. It is a crisis of block, neighborhood and city.

That's why, when the Urban Coalition was formally launched last summer at a convocation of 1,200 concerned leaders, one of the initial calls was for "local government, business, labor, religions and civil rights groups to create counterpart local coalitions." In large measure, the validity of the Urban Coalition idea will be demonstrated in the cities of this country. It will be proven by local leaders from all walks of life looking at their own problems and finding their own answers.

The Urban Coalition theme, of necessity, is one of many variations. It is the theme of different men in different places "doing their own thing." Given these variations, the range of program possibilities for Urban Coalitions can best be described by specific examples.

Most Urban Coalitions have started with task forces on employment, housing and education; others have been added on economic development which encourages entrepreneurship among ghetto residents, youth, problems of the aging and communications.

Baltimore. Concentrating its strongest efforts on helping the ghetto's small businessmen, the Baltimore Urban Coalition has formed a business task force to help establish a Small Business Investment Corp.—a high-risk, venture capital program with a projected $1-million operating fund. The task force has pulled together the talents of the Greater Baltimore Committee, a 102-member business organization, to advise on the creation of business cooperatives, and local associations of accountants, lawyers and retail merchants to give technical assistance to inexperienced ghetto entrepreneurs.

Washington. In the middle of its organizing process, the Washington (D.C.) Urban Coalition came into instant, full-grown existence in response to the April disorders which rocked the capital following the shooting of the Rev. Dr. Martin Luther King Jr. The Coalition appointed emergency committees on food, housing, employment and financial assistance; they made available 1,400,000 free meals, developed 1,000 job offers, found 800 dwellings for riot-displaced persons and collected $146,000 in emergency aid funds. This emergency effort was followed by a call to provide logistical support to the Poor People's Campaign: delivering food to Resurrection City three times a day and providing medical care, a recreational program and community service volunteers.

Minneapolis. Jobs have been the chief focus of the Minneapolis Urban Coalition, working with the National Alliance of Businessmen

and the Chamber of Commerce. The results have included pledges to the NAB for 1,100 summer jobs and the waiving of education-level requirements for line work by one of the area's major employers, Honeywell Inc.

Riverside. The Riverside (Calif.) Urban Coalition developed a Job Opportunities Council and persuaded eight of the city's largest employers to participate. With funding from the eight firms, the Council will find and get in touch with hard-core unemployed persons. It will provide or obtain necessary training to qualify these applicants to meet lowered minimum hiring standards, then refer them to the firms. The eight companies are planning to hire a number equivalent to 4 percent of their present work force.

Gary. A housing seminar sponsored by the Gary (Ind.) Urban Coalition led to the decision by two churches to sponsor the construction of lower-income housing under federal mortgage guarantees. Along with these efforts by the nonprofit sponsors, the area's major employer, U.S. Steel, announced its intention to build about 300 moderate-income housing units in the city.

Bridgeport. The Bridgeport (Conn.) Urban Coalition's acting Task Force on Education formed an educational consortium to ensure a college education for all qualified students in the Bridgeport area. The consortium includes the three presidents of private universities who make up the Task Force and the presidents of four other institutions of higher learning in the region. A committee of admissions officers from the seven participating schools screens each applicant and arranges for his admission to one of the colleges. The schools have applied jointly for funds to carry out the program.

Detroit. The record of Detroit, the first city to respond to the explosions of summer, 1967, by mobilizing its public and private leadership, illustrates the range of activities that an Urban Coalition can generate. Besides stimulating the hiring of hard-core unemployed through radically new procedures, the New Detroit Committee aided in changing attitudes and rules influencing the availability of mortgage money and loans for inner-city construction and rehabilitation. It attempted to persuade government—both in Lansing and in Washington—to act constructively in the cause of the alienated poor. It actively and persistently supported open housing on the state and local levels. Finally, it attempted to serve as an open channel for requests, demands and information in a frequently divided community.

Stamford. In Stamford, Conn., the Urban Coalition decided a good way to begin setting local priorities was to get a first-hand knowledge of problems as local residents saw them. Stamford is holding "gripe sessions." The city's most powerful people are trekking to neighborhoods where the disadvantaged live to hear residents complain, describe needs and suggest

programs. From these often lively meetings, the Coalition determines what action is required and, though a developing organization, strives to respond accordingly.

For example, one of the first sessions was held in Southfield Village, a high-rise public housing project with 500 families where anger and frustration had mounted to a point that many residents feared an outbreak of violence. The bitterest complaints centered on inadequate maintenance of the housing project, the lack of programs for training residents in the skilled crafts and a dearth of summer jobs.

The Coalition and the residents sat down together and tried to figure out how these problems could be solved. The Southfield Village Neighborhood Cooperative, an organization designed to improve maintenance by employing residents to do the repair work, was the result. Using their knowledge of the state capital, Coalition members helped the cooperative obtain a $225,000 grant from Connecticut's new State Department of Community Affairs to begin work.

Now, about 80 young men and women living in the project are working with skilled craftsmen who serve as teachers and supervisors. These young people provide the bulk of plant maintenance in the Village. Their salaries start at $1.60 and increase as skills improve.

Interfaith Action

Many Urban Coalition cities find that the religious groups in the community, working together, have a unique potential for initiating action.

The Interfaith Action Council (IAC) of Detroit, subsidized in part by the New Detroit Committee, the nation's first Urban Coalition, organized 80,000 to 100,000 people in May and June to discuss racial problems in small, at-home groups. The catalyst was a five-part television series the IAC produced with the help of a team headed by a producer from the Public Broadcast Laboratory.

This "Community Forum" was aimed at changing attitudes of white suburbanites.

The producers assumed that it is impossible to change attitudes and behavior unless people can participate, offer their reactions and ideas. So, discussion leaders were given a series of specific issues to raise with their groups. Later, reactions were re-examined. Though the series was so controversial that a commercial station withdrew its pledge of free prime time, the shows were ranked good to excellent by two-thirds of the viewers, most of whom had never been active in civil or human rights activities before.

The IAC's major aim was to spark suburban residents' interest in becoming more involved with problems of race or poverty. The final discussion guide listed dozens of human rights organizations throughout the metropolitan area seeking volunteers.

As a follow-up, Detroit's churches are donating the services of 30 priests and ministers to work full-time promoting better inter-racial understanding. These men will work from a dozen Interfaith Action Centers created outside of traditional church structures. Most will probably be located in suburban supermarket "store-fronts." To support the Centers, the IAC has pledged $45,000 from the Catholic archdiocese and $55,000 from Protestant faiths (in addition to the donation of ministerial salaries). The New Detroit Committee has pledged $12,500 and the Ford Foundation has made a grant for staff training.

The work of the Centers will depend on mobilization of volunteers seeking to relate suburban skills and resources with inner-city needs.

The centers will have three major objectives:

"To counteract the acknowledged movement towards polarization of society into separate black and white segments.

"To encourage and create opportunities for dialogue between black and white and create opportunities for joint action.

"To bring to bear the full force of moral suasion of member religious faiths to eliminate racism, and to use the personal and material resources of religious organizations to further that objective."

Media Task Force

New York's Urban Coalition has formed a working committee of communications executives to help guide a series of projects involving the media.

It plans to help evaluate and carry out

programs to hire, train and upgrade minority-group newsmen, and it will work to improve the coverage of minority community news.

The Coalition in New York is also thinking of establishing a network of Citizen Information Centers to inform the needy about community service resources available to them.

John Murray, the Coalition's Vice President for Communications, says the 10-member committee may eventually expand into a Communications Task Force with wider representation from the community and from specialized segments of the communications industry.

The Coalition and the Center for New York City Affairs of the New School for Social Research are cosponsoring study sessions and forums on minority problems for 25 editors and 25 newsmen.

As a part of this New School project, the media will be watched for specific weaknesses in reporting urban news.

The Coalition is also sponsoring, with the Columbia Graduate School of Journalism, a pilot program of 20 fellowships aimed at employing and upgrading the news skills of its participants. Fred Friendly, the Ford Foundation's media expert, developed the curriculum with help from an associate professor at Columbia, Melvin Melcher, and a Public Broadcast Laboratory producer, Gary Gilson.

Murray explained, "We decided to sponsor these two programs because we are of the firm conviction that our present crisis in race relations can be accurately described as a breakdown of communications. Neither through the mass media nor on a person-to-person basis are the races speaking effectively to each other."

Youthbridge

Paul Newman and several other well-known actors are devoting their talents to help the Bridgeport, Conn., Urban Coalition. Residents of suburban Westport, they wanted to offer their talents to fight inner-city problems of poverty and race. Sparked by actress June Havoc, Newman and other Westport dwellers decided to help Negro youths get into the theatrical world by giving them training and experience.

Miss Havoc first talked to James Tisdale, the Coalition's executive director, while he was working for Action for Bridgeport Community Development, the local antipoverty program. Tisdale took Newman and Miss Havoc on a tour of poverty areas in a sound truck. After a band commanded attention, the stars told the listening youths about the project. They were not requesting applicants, but they were still deluged with enthusiastic responses.

Encouraged, the actors returned to Westport to work on the project, which they call Youthbridge. They emerged with an ambitious plan which will use 673 disadvantaged youths as actors, singers, set designers, stage managers and business representatives.

The Connecticut Department of Community Affairs is providing $80,000 to start the program. More exciting is the expected result of this year-long program: a production which sponsors hope will be booked for a long-term tour around the country.

'Give a Damn'

Irony pervades the ghetto. A small child calls in an elfin voice, "Here kitty, here kitty." But the television camera sees the truth, scanning the litter of a Harlem tenement, finding the object of the children's attention—a rat.

Strong medicine? It's based on an actual incident and it's from one of two multi-media advertising campaigns in which the national Urban Coalition is participating this fall. In each case the creative concepts, the prototype ads and a great deal of technical assistance have been donated as a public service.

"Kitty, kitty" is from a national educational campaign called "Crisis in Our Cities." It was created by Ketchum, MacLeod & Grove Inc., under the direction of the Advertising Council. Urban America was the sponsor with the cooperation of the Urban Coalition. Last month the Advertising Council began distributing materials to approximately 11,000 media representatives, and with each packet went a letter of support from Urban Coalition Chairman John W. Gardner.

The other advertising campaign endorsed by the national Coalition takes a different tack and has a different target. This is the "Give a damn"

(Continued on page 9)

Action Council

The Urban Coalition

Party Platforms

America must ensure full justice and equality for all its people, or else it will not remain "the kind of nation we care about," John W. Gardner, chairman of the Urban Coalition, warned the platform committees of both major political parties.

"Everything we believe in—the phrases in our founding documents, the words on the monuments—say that every individual is of value," declared Gardner. But, he emphasized, "our past record of dealing with black Americans says something very different."

At a hearing in Washington on Aug. 21, Gardner told the Democrats' policy panel that they should pledge to:

—Bring full justice and equality to black people and other minority groups, including equal housing opportunity.

—Provide schools that fulfill the promise of a good education for all, vocational and academic, and work for the expansion of Head Start to make sure small children are ready for school.

—Build a strong partnership between the private sector and government to achieve the highest possible level of private industry recruitment, training and employment of hard-core unemployed, and create a public service employment program assuring a million jobs for Americans who want to work.

—Forge a partnership between government and business to build at least 30 million standard houses in the next decade and to secure full government funding for the model cities and urban renewal programs.

—Commit every available resource to making certain that no American is denied a chance to develop his full potential because he is undernourished, or is denied adequate medical care, or is enveloped by an environment of pollution, blight and decay.

The Coalition's chairman, in his speech to Republican platform drafters in Miami on July 29, said, "We have discovered that some of the obstacles to individual fulfillment, like racial discrimination, involve a degree of injustice that we cannot contemplate without shame." Such injustice, he declared, was bound to create conflict and "it has come in this generation."

He called on Republicans and Democrats alike to make the "patient, determined efforts" necessary to bring hope to millions of socially and economically deprived Americans—blacks, Indians, Mexican-Americans and all others.

Though racial or ethnic discrimination is itself intolerable, Gardner said, it has been "inextrica-

bly entangled with the problem of poverty." Efforts aimed at eradicating poverty and economic weakness among minority-group citizens are, in the long run, more likely to succeed than are traditional civil rights measures.

Therefore, Gardner pressed for commitments from the parties and, indirectly, their candidates, to work for an income maintenance program that sets a floor below which no American would fall. Such a program, he said, would involve unemployment insurance, Social Security and public assistance measures and would "ease the burden that abject poverty places on all the services and resources of the local community."

Goals for 1968

By the time Congress recessed for political convention season, the lawmakers had completed action on four major measures which the Urban Coalition Action Council had been strongly advocating—the landmark Housing and Urban Development Act, the 1968 civil rights bill with provisions for equal housing opportunity, the income tax surcharge and the supplemental appropriation for summer jobs.

President Johnson signed the far-reaching housing bill into law on Aug. 1, with members of the Action Council present at White House invitation.

Despite these major advances, Congress still faces some weighty tasks when it returns in September, including:

—The crucial appropriations bill (HR 18037) for the Labor and Health, Education and Welfare Departments and the Office of Economic Opportunity. The bill passed the House in June and awaits action by the full Senate.

The House made serious cuts in funds requested by the Administration for Title I of the Elementary and Secondary Education Act (aid to schools in impoverished areas), the Teacher Corps and OEO (which administers the antipoverty program). The House also adopted an amendment sponsored by Rep. Jamie L. Whitten (D Miss.) which was intended to prevent HEW from using its power under Title VI of the 1964 Civil Rights Act to cut off funds to school districts operating racially segregated school systems.

The Senate Appropriations Committee, in reporting its version of the bill, restored only a small portion of the funds for education and kept the OEO appropriation at the level approved by the House. It also approved a revised version of the Whitten amendment which would significantly lessen the potential harm but would still give encouragement to school districts not complying with the Federal guidelines for desegregation.

The Action Council is urging every concerned person to ask his Senators to make every effort to restore the House cuts in the HEW and OEO appropriations and to reject the Whitten amendment.

—The public service employment bill. In September, the Senate will consider a bill (S 2938) to extend certain expiring provisions of the Manpower Development and Training Act (MDTA). An attempt will be made, with bipartisan support, to add to the MDTA bill an amendment to create 600,000 public and private community service jobs in the next two years. The amendment would authorize expenditure of $500 million the first year and $1 billion the second. Sponsor of the amendment is Sen. Joseph S. Clark (D Pa.), and support for his effort to attach it to the MDTA bill has been promised by Sens. Jacob K. Javits (R N.Y.) and Winston L. Prouty (R Vt.).

A public service employment program is a priority goal of the Action Council, which urges others to communicate to their Senators their support for the Clark-Javits-Prouty proposal.

Under the amendment, community service jobs would be created in such areas as schools, hospitals, public safety, conservation and recreation. Fifty percent of these jobs would be funded through block grants to the states under a Federally approved plan. The remaining jobs would be created through direct Federal funding of community manpower programs. The measure would permit the Secretary of Labor to allocate 40 percent of the funds to support training and employment programs with private employers under MDTA and the Economic Opportunity Act, such as the Job Opportunities in the Business Sector (JOBS) program of the National Alliance of Businessmen.

The proposal would assure employment for urban and rural poor people in both the public and the private sectors by making jobs available in community service and development fields and by providing incentives to private enterprise

employers for hiring and training of the hard-core unemployed.

The Clark-Javits-Prouty proposal differs in significant respects from a public service employment measure defeated in 1967. The current proposal would authorize $500 million in the first year instead of $1 billion. In addition, the new plan would give a significant role to the states, it would place more stress on training and upward mobility and it would provide for encouragement of local service companies.

Letter to Congressmen

"We cannot allow this great nation to falter while things that can reasonably be done go undone," Action Council Chairman John W. Gardner said in a June 27 letter which went to each Member of Congress.

Gardner wrote "on the express instruction of 38 prominent Americans" who form the Action Council.

"This is not just any year. This is a year of sorrow, of confusion, of explosive anger. Congress must lead, and the only path compatible with our future greatness as a nation is the path of constructive action to combat known evils—crippling poverty, inadequate housing, educational disparities, discrimination and all the conditions that blight individual lives," he said.

Specifically, Gardner urged Congress to act favorably on a $75-million supplemental appropriation for summer jobs (Congress voted $13 million); a $25-million supplemental appropriation for Project Head Start ($5 million was approved); and a public service employment program (still pending). Gardner warned that cuts "should not be made in programs aimed at helping the nation's deprived with jobs, housing and education."

"The men who make up the Urban Coalition Action Council represent many different segments of American life," Gardner concluded. "They are realists who know the costs of the programs they are asking you to support. But they know the far greater costs to the nation of unproductive human beings and decaying cities. They appreciate as you do the vast range of requirements which you must consider as you set the priorities and allocate the resources of this country. But they believe that this is a time for extraordinary measures in behalf of the nation."

Baltimore Leaders' Visit

On a sultry day in mid-July, 100 of Baltimore's busiest people boarded a bus for the nation's capital to testify to the Maryland Congressional delegation "on behalf of the American city and the people who live in it." The move was without precedent. The impact was tremendous.

The gathering of these people in the same place—especially on a bus—was in itself extraordinary. Most of the corporate leaders of Baltimore participated—chief executive officers of the city's utilities, department stores, banks, insurance companies and manufacturing corporations. Also included were the presidents of Baltimore's five major institutions of higher learning, the present and past mayors, key Chamber of Commerce executives, union and civil rights leaders and a bishop or two.

Waiting to receive them in Washington was the entire Maryland Congressional delegation: Democratic Sens. Daniel B. Brewster and Joseph D. Tydings and the state's eight Representatives. Theodore R. McKeldin, chairman of the Baltimore Urban Coalition, later said of the meeting, "I have been Mayor (of Baltimore) twice and Governor twice. But never before have I seen a group like this together."

McKeldin made the opening remarks: "Every knowledgeable urban expert recommends a national reordering of priorities that recognizes the problems of the cities as our nation's number one domestic problem. The need for jobs, better education, decent low-cost housing and substantially increased social services to the residents of our inner cities has been acknowledged by our nation's enlightened leadership. There are measures pending before Congress today which provide funds to meet, at least in part, these needs. We want to demonstrate to the Maryland Congressional delegation that the business community, local government, religion, education, labor and civil rights groups are united in asking for support of these programs."

McKeldin was followed by the man most responsible for the gathering: James Rouse, builder of the new city of Columbia and a member of the Policy Committee of the national Action Council. "As a nation we have been struggling for so long with the problems of the city that it is difficult for us to be stirred to a sense of crisis," Rouse began. "We have come to look upon the

city as a burden to be shouldered—not as a victory to be won. And that is precisely why we are here: to shake up our state of mind about the city; to stir a new spirit; to raise new hopes; to mobilize new determination—about making our cities fit places in which to live, grow a family, run a business—and to unfold for all our people the opportunity to share in the fruits of this fantastic civilization. We hope that by getting up from behind the telephones and dictating machines . . . we may make more real for you the depth of our concern and the height of our hopes about the American city."

Action Council Chairman Gardner then made a few remarks. Finally, each member of the Baltimore delegation rose, introduced himself and made brief statements in support of federal aid for urban programs.

What impact did the visit have? It fired the enthusiasm of both the Members of Congress and the Baltimore leaders.

The Maryland Congressmen responded with full support for the group's objectives—though many warned against expecting too much during the current session of Congress. Republican Rep. Charles McC. Mathias said later: "We have lots of people beat on us who are anti-city, anti-poverty—really just anti. When you have a distinguished group like this support urban programs, it strengthens your backbone in dealing with the anti-people. We can say, 'Look, these are not just people looking for handouts.' "

Many of the corporate executives had had grave reservations or even fears about making the trip. None wanted to be part of any "demonstration." But the reception they received from the Congressmen seemed to turn their anxiety into pride of accomplishment, and their conversation on the trip home turned to ideas for follow-up programs. "Everyone's commitment deepened, and we won a few converts," said McKeldin.

Lowell R. Beck Named Executive Director

Lowell R. Beck, executive director of the Urban Coalition Action Council, assumed his new post in June.

For the past year Beck had been director of committee activities in the Chicago headquarters of the American Bar Assn. From 1960 to 1967 he was associate director of the ABA's Washington office.

At the ABA, Beck worked extensively on public service activities with Congress, agencies of the Federal Government and private groups. He played major roles in developing legal programs for the Peace Corps and the Office of Economic Opportunity, in drafting and promoting the 25th Amendment to the Constitution which establishes procedures to be followed in case of the disability of the President, and in the ABA's successful campaign for enactment of the Criminal Justice Act of 1964 and the Bail Reform Act of 1966.

As the ABA's director of committee activities, Beck helped initiate a program to provide pre-law training and law school financial assistance for needy minority-group members. He also assisted in the establishment of a special committee to encourage bar associations to take a more active role in improving housing and other urban conditions.

Beck has been a steering committee member of the National Complaint Center of the Citizens Crusade Against Poverty, program chairman of the Conference of National Organizations and a program committee member of the National Civil Liberties Clearing House. He is a graduate of Bradley University and the Northwestern University School of Law.

'Give a Damn' *from page 4*
campaign created by the Young & Rubicam agency for the New York Urban Coalition. It is very much a local action campaign created for a specific city and tailored to the needs of a local Coalition. The national Coalition worked with Young & Rubicam on adapting this campaign designed for New York to the needs of other cities. The result was a do-it-yourself conversion kit which the national Coalition has offered to make available to any Urban Coalition which wants to consider the campaign for local use. So far Coalitions in nine cities have indicated interest. Of these, Baltimore is the farthest along and is planning to kick off the campaign in mid-September.

An interesting sidelight to the "Give a damn" campaign was the commercial release of a song developed as part of the campaign. The song, "Give a damn," is sung by Spanky and Our Gang, the group which did the musical portions of the advertising campaign. A part of the proceeds will go to the Urban Coalition.

Alan Mink, product manager for Mercury Records, the releasing company, described the initial reaction to the record as "just incredible." Another record industry commentator called it "an attempt to counteract public indifference to community problems." This spokesman added, "The word 'damn' has previously been restricted on the air, but in this context it is not only acceptable but most meaningful in a constructive sense."

The centerpiece of the campaign, of course, is the phrase, "Give a damn." It stands alone on many of the elements of the campaign such as billboards, buttons, bus and subway cards and bumper strips. It is repeated in all the television and radio material. One of the most successful of the TV-radio spots has a number of youngsters talking about what they want to be when they grow up. One wants to be a fireman, one wants to be "a lady," one wants to be "29" and one just wants to be *"something."* Narrator Lloyd Bridges concludes by saying:

"There are kids in the ghettos with the same dreams as your kids. But they don't have the same chance.

"Give money. Give jobs. Give a *damn."*

Goals for Education

The Urban Coalition is moving with determination, at both the local and national levels, to implement its ambitious goals for education.

But James A. Kelly, the national Coalition's executive associate for educational affairs, cautions that these objectives cannot be achieved by Coalition efforts alone. Kelly's views are expressed in an article written for the September issue of *School Administrator,* the magazine of the American Assn. of School Administrators.

"What the Coalition is uniquely structured to do is to mobilize public and private segments of society to work intensively on the solution of urban problems and to provide leadership in designing and effecting solutions," says Kelly.

In addition to directing the education program of the Coalition, Kelly is an assistant professor at Columbia University Teachers College.

Important local efforts toward better schools around the country, Kelly says, include those of Detroit, where the New Detroit Committee is aiding the involvement of three local industries in public school programs, and of New York, where the Coalition is recruiting business sponsors for "Street Academies" administered by the New York Urban League. Already, International Business Machines Corp., Union Carbide Corp. and First National City Bank have pledged about $50,000 each over the next year to support such store-front schools.

On the national level, the Task Force on

Education is moving to devise specific strategies for meeting the Coalition's broad goals of equalizing educational opportunities, providing for universal early-childhood education, eliminating adult illiteracy and making a higher education available to all who are qualified. This task force is under the co-chairmanship of Roy Ash, president of Litton Industries Inc.; Arthur Flemming, president of Macalester College in St. Paul, Minn., and of the National Council of Churches and a former Secretary of Health, Education and Welfare; and Roy Wilkins, executive director of the National Assn. for the Advancement of Colored People.

In addition, notes Kelly, the national Coalition has contracted with the College of Education at Ohio State University for an assessment of citizen participation in education in 12 cities and is in the midst of preparing case studies of successful school projects to be made available to Coalitions in other cities.

The Hard Core

Jobs, it's widely agreed, are the keys to the ghettos' gates. "In America, what you do is what you are: to do nothing is to be nothing; to do little is to be little," writes Daniel Moynihan, the urbanologist. For the black man locked in the slum, he concludes, "the principal measure of progress toward equality will be that of employment."

Full employment is a goal of every Administration; government and private industry both are mapping ever more ambitious job-creation plans. For instance, the joint business-government National Alliance of Businessmen is striving in 50 cities to open 100,000 jobs for the "hard-core" unemployed by next summer; the Labor Department, through Plans for Progress, a voluntary organization with 420 corporate members, is working for equal employment opportunities in 80 of the nation's cities.

American Telephone and Telegraph Co., Chrysler Corp., General Motors Co. and Ford Motor Co. are among the giants of American industry seeking ways to meet what they've recognized as their own responsibilities in eradicating chronic, self-regenerating poverty in major cities.

All this initial experience has made one thing crystal clear. At least in the early stages, the problems of employing the hard-core unemployed usually outnumber the successes. "It's necessary not only to reach out to get them, but also to dip into their personal lives to keep them," a Radio Corp. of America spokesman recently told a *Wall Street Journal* reporter.

For business, one of the most vexing problems with hiring the hard-core unemployed is that they simply don't have the qualifications defined-in to most corporate job categories. This means an involved company is often required both to upgrade the potential worker's skills *and* to downgrade its own prerequisites—no easy task when you consider that each company owes its stockholders every possible effort to show a quarterly profit on their investment.

A corporate executive facing such a problem needs help: specific guidelines to aid him in determining and meeting social urgencies and still keep his corporation running smoothly and efficiently to meet its marketplace commitments.

Right now, there's almost nowhere an executive can turn for such guidance. Despite the experience this nation has already had in hiring and training people with no visible skills and glaring social handicaps, there are few, if any, central repositories for the results. Business is geared for competition, not cooperation. Open channels through which executives can tell each other of their experiences—successes and failures—in hiring the hard-core for the most part don't exist.

The Urban Coalition, which set employment as one of the pillars of its involvement from the outset, is moving to open such channels. With funds provided by the Ford Foundation, the Coalition is sponsoring two related studies aimed at gathering as much relevant information as possible about employing the hard-core, and at preparing a comprehensive, down-to-earth guidebook for involved businesses.

One phase of this project is being undertaken by E. F. Shelley and Co., a New York-based management consulting firm. Shelley's experts are sending detailed questionnaires to 300 employers across the country. Their aims: to find and evaluate existing programs for hiring and keeping hard-core unemployed, to create a central source for such information so the facts will be speedily available to those who need

them and to use the results of the extensive program evaluations to form models for future action.

Shelley's survey and analysis of hard-core hiring and training programs is scheduled to be delivered to the Coalition by mid-November.

Urban Research Corp., an organization with headquarters in Chicago, is working to prepare a 1,500-page manual for businesses on hiring and training—and adjusting to—the hard-core worker. As it's envisaged, this manual will have separate sections detailing the role and problems of top management, line supervisors, recruiters and trainers—even public relations departments. It will attempt to give specific answers, based on hard-rock experience. It will present case studies detailing successful efforts by both businesses and hard-core workers themselves.

These tasks are big ones. The Urban Coalition thinks they will be successful ones that will help more businesses cope more efficiently with the thorny task of helping transform ghetto prisoners into free, productive citizens. Concludes Chairman Gardner, "In a society that values work, there is the greatest possible strategic value in being able to say to every man, without qualification, 'If you want a job, there is one waiting for you.' "

Three Vice Presidents Named

John W. Gardner, chairman of the Urban Coalition, has announced the appointment of M. Carl Holman as the national organization's Vice President for Program Development.

Holman will succeed Lisle C. Carter Jr., who has resigned to accept appointment to the faculty of Cornell University.

Holman, whose appointment becomes effective on Sept. 9, served for the past two years as Deputy Staff Director of the U.S. Commission on Civil Rights. His writings on the conditions of the American Negro have been widely published. He holds degrees from Yale University, the University of Chicago and Lincoln University in Missouri.

Holman is a former editor of the *Atlanta Inquirer*. He joined the staff of the Civil Rights Commission in 1962 and became Deputy Staff Director in January 1966.

Carter will become visiting professor of Public Administration at Cornell, effective September 1. He served as Assistant Secretary of Health, Education and Welfare during the years Gardner headed the department, and joined the staff of the Urban Coalition shortly after Gardner assumed the chairmanship of the organization on March 1.

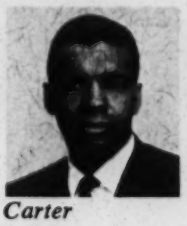
"Lisle Carter is an extraordinary person who has devoted many years to the furtherance of social justice," Gardner said. "I am indebted to him—and the nation is indebted to him—for the contributions he has made to our society, both in his years in government and in the formative months of the Urban Coalition."

Meantime, Gardner announced that F. Peter Libassi, director of relations with local Urban Coalitions, and Brian M. Duff, director of communications for the national organization, had been designated, along with Holman, as vice presidents of the Urban Coalition.

Libassi came to the Coalition in April from HEW, where he was special assistant to Gardner and director of HEW's Office for Civil Rights. He previously had been deputy staff director for the U.S. Commission on Civil Rights. He is a graduate of Colgate University and Yale University Law School.

Duff, a former Washington correspondent for The Copley Newspapers and the Copley News Service, came to the Coalition in May from the National Aeronautics and Space Administration, where he was Director of Special Events in the Office of Public Affairs. Duff is a graduate of the University of Michigan.

Holman


Carter

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Report

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The Urban Coalition
Report

March 1969

Left to right: John W. Gardner, Bayard Rustin, Andrew Heiskell, Whitney M. Young Jr., Mayor John V. Lindsay, Donald S. McNaughton, and Arthur Flemming meeting with then President-elect Nixon in New York last December.

A Visit With Nixon

President Richard M. Nixon has urged business leaders throughout the nation "to lend active support to the Urban Coalition, both locally and nationally."

President Nixon said this in a statement from the White House shortly after he and his Urban Affairs Council had concluded a lengthy meeting with John W. Gardner and nine representatives of the Urban Coalition. In addition to the President, the meeting was attended by Vice President Agnew and Cabinet members with homefront responsibilities.

The President said in his statement that the session was "a most productive" one.

The Urban Coalition, said President Nixon, "represents the kind of citizen volunteer effort that will reinvigorate our cities and our nation."

The President said the 42 local Urban Coalitions around the country "reflect the best in grass roots leadership." He added, "These are

American citizens who care about their own communities—they seek to end divisiveness and to bind together the conflicting forces within the community and within the nation."

In addition to Gardner, who is Chairman of the national Urban Coalition, the delegation that met with the President and his urban affairs panel included: Bayard Rustin, executive director of the A. Philip Randolph Institute; Andrew Heiskell, chairman of the board of Time Inc.; Mayor James H. J. Tate of Philadelphia; Max M. Fisher, chairman of the board of Fisher-New Center Co., Detroit; Arthur Flemming, president of the National Council of Churches and president of Macalester College, St. Paul, Minn.; Frederick J. Close, chairman of the board of Aluminum Company of America; Walter Reuther, president of the United Auto Workers union; Joseph H. Allen, president of McGraw-Hill Publications Inc.; and M. Carl Holman, the Urban Coalition's Vice President for Program Development.

At a press briefing at the White House, Gardner, who is also Chairman of the Urban Coalition Action Council, said the delegation offered a series of specific proposals to the President, the Urban Affairs Council and its staff director, Daniel P. Moynihan.

Gardner stressed that the President hadn't made any commitments on these proposals, but that he seemed willing to "move affirmatively on a number of them."

The topics on the agenda for the meeting, which lasted an hour and a half, included: modification of federal welfare standards, full funding of the Housing Act of 1968, support and coordination of federal manpower programs and expansion of pre-school and early education programs.

President Nixon had requested Gardner and a delegation from the Urban Coalition's Steering Committee to meet with him and his Urban Affairs Council after a similar meeting at the President-elect's New York headquarters last December.

The Urban Coalition's delegation to the New York meeting included: I. W. Abel, president of the United Steel Workers of America; Mayor John V. Lindsay of New York; Donald S. McNaughton, president of the Prudential Insurance Company; Mayor Arthur Naftalin of Minneapolis; David Rockefeller, president of Chase Manhattan Bank and Whitney M. Young Jr., executive director of the National Urban League as well as Gardner, Heiskell, Rustin and Flemming.

One Year Later

On March 1, 1968, the National Advisory Commission on Civil Disorders told the nation that it was "moving toward two societies, one black, one white—separate and unequal." Has that movement slowed or intensified in the subsequent months? Are conditions of life in the slum-ghettos better or worse than when the Commission's report was issued?

On March 1, 1969, the Urban Coalition and Urban America Inc. issued an anniversary assessment of the national response to the report and to the problems which it stated. The contents range from specific institutional response in both the private and the public sectors to an examination of the state of black-white relations.

The Coalition appointed a review panel to serve as a resource in the anniversary document's preparation. The members were Jack T. Conway, president of the Center for Community Change; Washington, D. C., attorney David Ginsburg; U.S. Sen. Fred R. Harris

Coalition Leaders Join Nixon Administration

President Nixon has chosen the chairmen of three California Urban Coalitions to be members of his new Administration.

Floyd H. Hyde, mayor of Fresno and chairman of the Urban Coalition there, has been named Assistant Secretary of Housing and Urban Development for Model Cities and Intergovernmental Relations.

Lee A. DuBridge, president of the California Institute of Technology and chairman of the Urban Coalition of Greater Los Angeles, was chosen by the President as his science adviser.

David Packard, chairman of the board of Hewlett Packard Inc. and a co-chairman of the Stanford Mid-Peninsula Urban Coalition, was named Deputy Secretary of Defense.

Advisory panel for "One Year Later": Left to right: Sen. Fred Harris, Rev. Channing E. Phillips, Daniel Parker, Tom Wicker, Jack Conway, and David Ginsburg.

(D Okla.); New York Mayor John V. Lindsay; Dan Parker, president of the Parker Pen Co.; the Rev. Channing Phillips, Democratic National Committeeman for the District of Columbia; and Tom Wicker, Associate Editor of *The New York Times*. Harris and Lindsay were members of the National Advisory Commission on Civil Disorders and Ginsburg was its staff director.

Through the cooperation of the Public Relations Society of America, the Carl Byoir agency handled arrangements for release of the anniversary document to the press.

Housing Strategies

Over 100 representatives of 30 Urban Coalitions met in Washington on Feb. 6 and 7 for the Urban Coalition's first strategy conference. The participants discussed steps an Urban Coalition could take to improve a city's housing.

The conference was the first of a series of two-day strategy sessions to be held in 1969 for members of Coalition steering committees, task forces and staff members. The series is designed to help Coalitions develop strategies for action in various areas.

A highlight of the housing conference was a surprise appearance by George Romney, the new Secretary of Housing and Urban Development, who said the Coalition movement is crucial to mobilization of private resources to solve the country's urban problems. Romney stressed the need for massive efforts to meet pressing housing demands and stated his intention to intensify Federal assistance.

Also present at the conference were HUD's Assistant Secretary for Fair Housing, Samuel Simmons, and the Assistant Secretary of HUD for Model Cities and Intergovernmental Relations, Floyd Hyde. Hyde, former Mayor of Fresno, Calif., had been Chairman of Fresno's Urban Coalition. (See box, p. 2).

Following a talk on the role of Urban Coalitions by Chairman John W. Gardner, participants divided into groups to explore strategies for improving the performance of local housing resources such as urban renewal and public

housing agencies, Federal Housing Administration and Model Cities programs, financial institutions and private corporations. They also investigated the potential of non-profit housing developers, housing development corporations and the newly formed National Corp. for Housing Partnerships.

Assisting the participants in their strategy sessions were 15 experts in the field of housing. Lectures were delivered by the Rev. Channing E. Phillips, president of the Housing Development Corp. in Washington, D. C., and Richard Ravitch, a member of the National Commission on Urban Problems. James Rouse, a member of the Coalition's Steering Committee and Housing Task Force and the developer of the new town of Columbia, Md., delivered the closing address.

The conference was cosponsored by the National Institute of Public Affairs and was made possible by a grant from the Ford Foundation.

Federal Housing Programs. "All federally assisted low- and moderate-income housing programs currently produce a total of less than 100,000 units of housing for low- and moderate-income families. This is one-tenth of the one million annual production of houses for lower-income families which the national Urban Coalition called for in its August 24, 1967, Emergency Convocation."

Thus does one of two new publications of the national Urban Coalition illustrate the enormous dimensions of the nation's housing needs. *Guide to Federal Low- & Moderate-Income Housing & Community Development Programs* appraises current housing production in terms of goals set by two other distinguished bodies of Americans.

"It is one-twelfth of the 1.2 million annual production of houses . . . called for by the National Advisory Commission on Civil Disorders. . . . And it is one-sixth of the 600,000 annual average production . . . called for by the Housing and Urban Development Act of 1968."

Written by Herbert M. Franklin, executive associate of the Coalition, the *Guide* reflects the significant changes resulting from that act. The law generally broadened the scope of federally assisted housing programs and added notable innovations in financing.

While the new housing act should increase the development of such housing, says the report, "the outlook is unpromising for a six-, 10- or 12-fold increase unless far greater efforts are made in communities throughout the nation by local housing and urban renewal authorities and by limited-profit and nonprofit corporations and cooperatives to build and rehabilitate more housing for low- and moderate-income families."

Agenda for State Action. *Agenda for Positive Action: State Programs in Housing and Community Development* is a report of the Urban Coalition's Task Force on Housing, Reconstruction and Investment. Besides examining effective existing programs, the report explores opportunities for additional state efforts to meet housing and urban development goals.

Urban Coalition Chairman John W. Gardner describes the report's proposals as "practical methods of putting the weight of the states behind our national goals. They are aimed at spurring swift, effective action, and do not call for extended studies, added layers of bureaucracy or radical constitutional changes. Most of them seek to make maximum use of federal assistance and private investment."

Agenda was compiled by John H. Betz, a staff associate of the Coalition, on the basis of task force studies and recommendations.

Copies of both publications can be obtained from the Urban Coalition, 1819 H Street, N.W., Washington, D.C. 20006.

Task Force on Health

Hunger and disease abound in the ghetto, for the innercity environment is itself capable of causing disease. Air pollution casts a pallor over the city while indoors its disadvantaged inhabitants crowd together in cold, damp quarters. Often their limited space is shared with rats, and disease-producing garbage goes uncollected for long periods of time.

Can anyone wonder at the disproportionate rate of sickness and death in the central cities? Consider that among the poor, minority and disadvantaged groups illness occurs twice as frequently as elsewhere; infant mortality is twice as high among the non-white as the white; four times as many non-white mothers die in childbirth as white mothers. In spite of the desperate need for health care among the poor, services in the inner city are woefully inadequate. Clinics are often located far from innercity neighborhoods and are made more inaccessible by insufficient public transportation. When they are available, the clinics are usually overcrowded, understaffed and run at incon-

Continued on page 13

THE MINNEAPOLIS TRIBUNE, MONDAY, JANUARY 6, 1969

Urban-Coalition Weight Gives Poor New Leverage

Group cited among best in U.S.

By Howard Erickson
Minneapolis Tribune Staff Writer

When Mayor Arthur Naftalin vetoed the City Council's limited expansion of a public housing program last week, his decision was influenced heavily by the Urban Coalition of Minneapolis. To those familiar with the power the Coalition packs, that is no real surprise.

The Coalition had met Thursday night, only hours before Naftalin announced his veto Friday and urged that the City Council expand scattered-site, low-income housing into all parts of the city, not just four new neighborhoods.

"When I walked into the Coalition meeting Thursday night, I figured I'd probably sign the thing, with a suggestion that it be expanded city-wide very soon," Naftalin told a reporter Saturday.

"But when the Coalition voted to endorse city-wide expansion right now, there was only one dissenting vote," the mayor said.

No one can say, of course, that Naftalin might not have decided for some other reason to issue that veto.

Nor can anyone prove that any of a number of other key decisions made during the past 12 months might not have been made as they were, without the existence of an organized Urban Coalition.

But the Minneapolis Coalition, that year-old grouping of 70-some business, religious, labor, education, civil-rights and local-government agencies—bolstered with the continued interest and support of men like Donald Dayton, John S. Pillsbury Jr., Gen. Edwin Rawlings, John Cowles Jr., Judson Bemis, Atherton Bean, F. Van Konynenburg, Earl Ewald and others—in effect, the local Establishment, carries a weight that cannot be dismissed lightly.

As a result, there is at least a casual link between Coalition members—deeply involved community leaders who often wear several hats—and these steps at removing the deeply rooted potential causes of racial disorder:

The two-month campaign to persuade five Republican aldermen to switch their votes and confirm Ronald A. Edwards, a controversial young black man with a police record, as a member of the city's new Commission on Human Relations a year ago.

The recent new roster of YMCA programs, and last month's switch in emphasis by the United Fund in the programs and agencies it supports, both geared to greater attention to inner-city problems.

The naming of Negro leader Harry Davis to the city's Civil Service Commission, which sets hiring policies for city jobs—including the all-white, 562-man Fire Department and the nearly all-white Police Department.

Moving up from 1969 to last summer the landscaping and equipping of 10 children's playgrounds in poverty neighborhoods.

Local support for the California grape boycott, reaffirmed last week, though no local grocery chains have stopped stocking grapes.

Hiring of 14 additional building inspectors by the city, to check complaints of substandard or unsafe rental housing.

A new city ordinance to prevent tenants from being evicted for reporting their landlords' building-code violations to the city.

Lobbying by Coalition members with local Congressmen to fight attempts to cut federal anti-poverty, Model Cities and food-stamp appropriations.

Stephen F. Keating, president of Honeywell, Inc., was the Coalition's president last year. Dean McNeal, group vice-president of the Pillsbury Co. succeeds Keating for 1969. Both agree the major accomplishment for the Coalition's first year was getting organized on a broad base with good representation from important segments, and gaining early and continued support from key community decision-makers.

What may have been just as important was the selection of Harry Davis, a Negro spokesman respected equally by both races, as a vice-president—and last July as full-time executive director of the Coalition staff.

National Urban Coalition officials now consider the Minneapolis group one of the best organized of 40 or so coalitions in major American cities, along with those in Detroit, Mich., and New York, N.Y.

Mayor Naftalin, one of 40 members of the National Coalition's steering committee, goes further.

"There's no doubt in my mind, from what people in other cities tell me, that Minneapolis has the best-functioning coalition in the country.

"When I tell them that we have a full-time staff of 12 persons, they're just amazed," said Naftalin. He has spoken about the Coalition to groups in Cleveland, Ohio, Chicago, Ill., and Kansas City, Mo., in hopes of spurring formation of coalitions in those cities. Davis has made similar speeches in Milwaukee, Wis., and St. Louis, Mo.

For all of Minneapolis' apparent success, however, it is not hard to find an opposite man-on-the-street view. That view says the city's Establishment has done little to solve the real roots of poverty and discrimination. It says the Coalition's efforts are a short-term, "cool-it" gesture, whose major success was in the city's freedom last summer from the racial disturbances that marked 1966 and 1967.

Not so, replies Keating, the powerful, handsome, 50-year-old executive who directs a 75,000-employee, world-wide organization.

"If we just wanted to put out fires, we would have closed down in September," Keating said quietly with just a trace of irritation.

He has never said, he adds, that the problems the Coalition faces are anything other than complex ones that demand long years of attention to solve them.

"It's true, we could have done more last year. We operated for a long time with almost exclusively volunteer help and a very small staff. We weren't as efficient as we should have been."

McNeal adds some criticisms of his own.

"In finding jobs for the hard-core unemployed, we feel we were successful, but the summer jobs for youth—we weren't quite ready for it.

"We hadn't really recognized the importance of transporting these kids to the job. And the follow-up—if a kid misses two or three days on the job, sending somebody out to ask why—that wasn't as good as it should have been," the Pillsbury executive said.

How does the Coalition work?

"We decided, right at the start, that we would not become just another agency, piled on top of all the other agencies," said McNeal.

"We merely planned to encourage, aid, cooperate with—and prod, too, if you want—existing agencies, to urge them to do more," said McNeal, who as vice-president the first year did vast amounts of legwork in setting up the task forces and meetings where much of what the Coalition accomplished was planned.

For 1969 McNeal foresees these extensions of the Coalition's program:

"Jobs were the first thing the inner-city representatives wanted to talk about in 1968, and they will continue to be important in 1969," he said. So, while the Coalition-aided National Alliance of Businessmen placed 1,121 hard-core unemployed persons in permanent jobs last summer, and placed 748 youths in summer jobs (despite 1,785 openings lined up), this year the goals will be higher.

The Housing Task Force, which in 1968 used $30,000 in donations from Minneapolis-based charitable foundations as down-payments for 81 poverty-level families to buy houses, will solicit new money to continue it in 1969.

The 75 minority-race young people who were enrolled in Minnesota colleges through Coalition efforts in 1968 will grow in number this year, McNeal expects. The Education Task Force is also informally running the current effort to raise $100,000 in public donations to expand the Minneapolis Head Start program for 4-year-olds.

The Business Development Task Force will expand the effort that rounded up $225,000 in contributions from 17 local foundations last year and approved "seed money" loans to eight Negro small businessmen who now await approval of additional loans from the U.S. Small

Business Administration.

Sensitivity training sessions for employees of major corporations, and measures to attack the latent white racism uncovered by last May's survey of Hennepin County church-goers in 238 congregations, will be continued in 1969 by the Community Information Task Force.

Discriminatory practices will be attacked, and young lawyers will be recruited to aid poor people, by a new Legal Aid Task Force, which prominent lawyer Peter Dorsey will head. Basis for his work is an October study by volunteer lawyers James T. Halverson and John J. Held Jr., which recommended changes.

Another possible new task force, to deal with the worsening problem of police relations with minority races, is being studied by a committee headed by Rabbi Max Shapiro. His group will also look into ways in which the city and county attorneys' offices can be of greater assistance to poverty classes.

"At least, during 1968, we got a meaningful, continuing dialogue going," McNeal said, "Sometimes, at the start of the year, we'd sit and talk with poverty or minority-race groups for two or three hours—and get nowhere.

"That doesn't happen any more. Now we're moving."

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THE NEW YORK TIMES, THURSDAY, DECEMBER 5, 1968

New York Coalition Scoring Its First Dramatic Gains in Slums

By Sylvan Fox

A grimy foundry in Harlem changed ownership recently, and with the transaction, all the talk about giving Negroes a "piece of the action" took a small but profound step toward reality.

The foundry, at 402 West 126th Street, was sold by its two white owners, Frieda Bogorod and Ernest Kruezer, to the Harlem Commonwealth Council, a Negro economic development corporation.

Behind the sale lies an important part of the story of what the New York Urban Coalition is all about; for it was with the help of the Coalition — a group of some 160 business, labor and community leaders who believe life in New York's slums can be improved by private effort — that the deal was accomplished.

The story of the Coalition also lies in the help it gave to a Negro man who wanted to open a shoe store in Harlem.

And it lies in the dedicated activities of the city's street academies, which seek to salvage high school dropouts from lives of ignorance and degradation.

NOT AN 'ILLUSION'

It even lies in a little vacant lot on 118th Street and Park Avenue, which in a few months will become the first of dozens of miniparks created with coalition aid.

"We're not under the illusion that the private sector can turn the city around," said Saul Wallen, the president of the New York Urban Coalition, as he reviewed its first-year accomplishments. "But we can have an impact."

Except for the trumpeting of its slogan — "Give a damn" — the Coalition has operated quietly during the year, possibly because it did not seek publicity for its first tentative steps and avoided controversial areas until this week.

But on Monday the Coalition purchased newspaper advertisements strongly backing school decentralization under the headline: "If it works in Scarsdale, it can work in Ocean Hill." The text of the advertisement included a decentralization resolution approved by the group's board of directors after some vigorous private debate.

Officials of the United Federation of Teachers said yesterday that the union was preparing a statement "rebutting some distortions" in the advertisement.

A DRAMATIC STEP

The sale of the Acme Foundry to the Harlem Commonwealth Council is, perhaps, the most dramatic tangible step the Coalition has yet made toward changing things in the depressed black and Puerto Rican communities.

The Harlem Commonwealth Council was organized 18 months ago by Roy Innis, now the national director of the Congress of Racial Equality and a firm believer in black economic development. Mr. Innis is also a member of the New York Urban Coalition, which is the local arm of the National Urban Coalition.

His simultaneous role in both groups made it natural for the Urban Coalition and the Harlem Commonwealth Council to cooperate, and when Miss Bogorod and Mr. Kruezer informed the Coalition they wanted to sell their foundry, the wheels were quickly set in motion.

The price the foundry owners had set was

$45,000 plus about $70,000 in cash on hand, accounts receivable and inventory.

The Coalition marshaled the needed assistance to complete the deal. Allen Herzig of Kidder, Peabody & Co., the investment banking firm, did a financial analysis of the foundry. Stuart Goldman, a Wall Street lawyer, handled the legal work involved in the purchase.

The Abex Corporation, a manufacturer of control equipment and the owner of several foundries, agreed to provide technical aid and arranged for the new president of the foundry, Rozendo Beasley, to attend a training course given by the American Foundrymen's Society.

EXPANSION PLANNED

Through the efforts of the Coalition, the Morgan Guaranty Trust Company lent the Harlem Commonwealth Council $50,000. The Coalition's Venture Corporation — one of the two economic development corporations it has established to help black and Puerto Rican business enterprises — put up $20,000, and the Episcopal Diocese of New York provided a loan of another $20,000.

Under its new ownership, the foundry employs 27 persons and does a gross business of $500,000 a year.

But Negro ownership of the plant, while an important step, is just the first, according to Mr. Beasley, a dynamic, mustached 33-year-old business administration graduate of Michigan State University.

When the foundry has paid off its $95,000 debt, he explained, the Harlem Commonwealth Council plans to sell shares to Harlem residents at a price they can afford to pay.

"Our aim is economic development," he said, "spreading the equity within the community. That's what we're shooting for."

As a corollary objective, he said, the Harlem Commonwealth Council hopes to prove that Negro businessmen can run an enterprise so successfully that investment will be attracted to other black-operated businesses.

"A lot of financial institutions say there are no businesses in ghettos worth investing in," Mr. Beasley said. "We want to prove that is wrong. A lot of financial institutions say there isn't enough black managerial talent available in the ghetto. We want to prove this wrong, too.

"Our main function is to get in there and make dough."

SHOE STORE OPENED

Cooperation between the Harlem Commonwealth Council and the New York Urban Coalition has also led to the establishment of a shoe store under Negro ownership at Lenox Avenue and 134th Street. The Tru-Fit Stride Rite store, which is owned by Al Jackson, opened in September.

Mr. Jackson, who had been the manager of a Miles shoe store in Harlem, was chosen from among eight possible owners whose names were submitted to the Green Shoe Company by the Harlem Commonwealth Council. The Green Shoe Company put up about 90 per cent of the needed investment, Mr. Jackson the rest.

The New York Urban Coalition helped Mr. Jackson refurbish the store, provided legal

assistance in the preparation of his tax and insurance papers and is providing managerial and technical assistance through its Development Corporation.

COMPANIES BACK ACADEMIES

Another aspect of the New York Urban Coalition's work is evident at a street academy at 259 West 64th Street, where 30 youngsters who have dropped out of high school are getting an education.

The first street academies were established by the New York Urban League several years ago to deal with the problem created by the growing number of high school dropouts.

Recently the New York Urban Coalition moved in, convinced businesses to invest in the education of high school dropouts, and won pledges from 15 companies of $50,000 a year each to support a street academy. Twenty-three are now in operation or soon to be opened.

Among the companies recruited by the Coalition to support street academies are McGraw-Hill, American Airlines, Pan Am, International Business Machines, Time Inc., Celanese Corporation, Sinclair Oil Company, Union Carbide, First National City Bank, Chase Manhattan Bank, Burlington Mills and American Express.

At the McGraw-Hill Street Academy on West 64th Street, five teachers work with 30 youngsters. McGraw-Hill found the site for the academy, provides teaching material, puts up the money that is needed to run the school and conducts regular conferences with members of the academy staff to discuss the work being done there and to sound out the teachers on how educational materials and textbooks can be improved.

'BEAUTIFUL COMMUNICATION'

"We've become, in a sense, a laboratory for them," David Rathbun, a 26-year-old teacher at the academy, said of McGraw-Hill. "There's a very healthy, beautiful kind of communication."

At 118th Street and Park Avenue, a small lot lies vacant. Next to it stands an abandoned five-story building slated for demolition. In a few months, it is hoped, the site will be transformed into a minipark.

Again, the New York Urban Coalition has been the catalyzing agent behind the project. Last summer the Amalgamated Clothing Workers of America gave the coalition $40,000 for the construction of miniparks.

The Coalition turned about $27,000 of this money over to the Upper Park Avenue Community Association, which has been working on a neighborhood rehabilitation program. The community association bought the lot and commissioned plans for the minipark. It is expected to be completed in early spring.

NEWS JOBS FILLED

These are a few of the Coalition's activities. There are others. In the South Bronx, the New York Urban Coalition has given the United Bronx Parents, Inc., $50,000 to conduct a training program, now in progress, on school decentralization. After serious internal debate, the Coalition strongly endorsed the program.

Last summer, with coalition financial help, 20 Negro and Puerto Rican young people attended a course in radio and television journalism at the Columbia University Graduate School of Journalism. All have been placed in news jobs.

The Coalition has committed $150,000 for four housing projects that needed money to go ahead with their construction plans. It has provided $20,000 to the East Harlem Skills Training Center, which is conducting a training program in the printing trades for at least 200 Negroes and Puerto Ricans. The Coalition has obtained, in conjunction with the National Alliance of Businessmen, pledges of 19,000 jobs for hard-core unemployed, and already has filled 9,000 jobs.

The national Urban Coalition was formed in August, 1967, by a group of private citizens who were convinced that private business, labor and community leaders could make a significant contribution to improving life in the nation's slums.

John Gardner, the former Secretary of Health, Education and Welfare, heads the national organization.

SLOW, SUBSTANTIAL GAINS

The New York Urban Coalition was organized last October with Christian A. Herter Jr., vice president of the Mobil Oil Corporation, as its chairman, and Mr. Wallen, a labor mediator, as its president.

At first, progress was slow. It still does not come at breakneck speed, but Mr. Wallen attributes this to the organization's "democratic character" and to the complexity of the problems it confronts.

Yet there have been some substantial gains in this first year — both of a tangible and an intangible nature, Mr. Wallen says.

"One of the major accomplishments," he said as he sat the other day in his 35th-floor office at Coalition headquarters, 60 East 42d Street, "is maintaining a continuing dialogue between blacks and Puerto Ricans, business and labor. We don't have anything like that anywhere else in the city.

"And we've built an organization and conducted a public-relations campaign that articulated the concern of the white establishment about ghetto problems.

"A year ago, when the Coalition was founded, it was an idea. Now we're starting to emerge."

The Coalition, which has 48 full-time clerical and professional employees and about 100 volunteer workers, raised $4-million in a fund drive this year. It hopes to raise between $6-million and $10-million next year, Mr. Wallen said.

A third of its income has been earmarked for Mayor Lindsay's summer program. But short-term racial peace is not the main objective of the New York Urban Coalition.

"I can't say we can take any credit for keeping the summer cool," Mr. Wallen said. "As a matter of fact, that isn't even our purpose.

"We hope to involve the private sector in some of the basic problems of preventing urban blight, and that's going to transcend the summer. It's a long-term, long-pull proposition."

Task Force on Health *from page 4*

venient hours. They tend to be operated as categorical units, such as diabetes clinics or heart clinics, and they dispense care on an emergency basis rather than continuously and comprehensively. Little, if any, attention is given to preventive services. Where Medicaid is not available, the high cost of private physician care is also a deterrent to proper health care.

More money alone will not solve ghetto health problems, according to Dr. George A. Silver, recently appointed Executive Associate of the Urban Coalition. Silver, formerly Deputy Assistant Secretary of the Department of Health, Education and Welfare, is directing the Coalition's effort in the area of urban health problems. Silver is on loan to the Urban Coalition from the Yale University Medical School, where he recently accepted an appointment to the faculty.

"From my work in government I found a number of obstacles not attributable merely to lack of money," Silver noted. "For instance, fragmentation of funding makes it difficult for local communities to attack the problems in a concerted way." Competing activity at the local level is also a major problem. "This lack of efficiency offers the greatest opportunity for change and improvement," Silver says.

Thus, he feels, "the Urban Coalition can play an instrumental role in the health field by promoting efficiency in the use of existing funds, by creating a climate for more cooperative community effort at the local level and by involving the community itself in decisions on improvement and extension of health services."

These tasks will be the primary concern of the new Urban Coalition Task Force on Health which held its first meeting on Feb. 13. The 36-member Task Force is composed of community leaders with firsthand knowledge of inner-city needs, experts in the health field and representatives from local Urban Coalitions. Task Force expenses are being underwritten by a $75,000 grant from the Commonwealth Fund. Meetings will be held on a regular basis and steps will be taken to ensure implementation of recommendations. Task Force programs will be continuously evaluated.

First on the agenda of the new Task Force is development of a handbook of alternatives available to local communities for action. Task Force subcommittees, Silver explained, are studying various facets in an attempt to pin-

George Silver

point the areas of Coalition action. Based on subcommittee recommendations, the Task Force on Health will set its priorities and goals.

While Silver expects that emphasis will be placed on ways to improve health care by maximizing resources available through existing programs, he notes that more money will also be needed if meaningful progress is to occur. Thus the Task Force on Health will also associate itself with efforts to seek additional funds to finance medical care for inner-city residents. In addition, he expects to give assistance to local Urban Coalitions in setting up health committees and generating local health actions. The new Urban Coalition Task Force on Health looks forward to becoming a catalytic force on the national health scene.

Manpower Director

Malcolm R. Lovell Jr., director of Michigan's Employment Security Commission, has been named Executive Associate for Manpower of the Urban Coalition.

Before joining Michigan Gov. George Romney's staff at the beginning of the 1962 Michigan gubernatorial campaign, Lovell, 48, was manager of employee services at American Motors Corp. Romney is now President Nixon's Secretary of Housing and Urban Development.

Lovell was appointed Director of the Employment Security Commission July 1, 1965, and was reappointed on July 1, 1967, for a second two-year term.

Before assuming this position, he was a Special Assistant to Romney and the first director of the Michigan Economic Opportunity Office. He served in this capacity from Sept. 10, 1964, until he assumed his position with the Commission.

Malcolm R. Lovell, Jr.

Lovell served as a member of the State Labor Mediation Board from February, 1963, through September, 1964. Romney named him Chairman of the State Labor Mediation Board on July 1, 1963.

During 1962 he served as Assistant Manager for the Republican Gubernatorial Campaign Committee.

Lovell was American Motors' Manager of Employee Services from 1958 to 1962 and served on the concern's National Labor Bargaining Committee in 1958 and 1961.

He is a 1946 graduate of the Harvard Business School with a master's degree in Business Administration. He also attended Brown University in Providence, R.I.

Annual Report

A year ago last April, the Urban Coalition and its legislative advocacy counterpart, the Urban Coalition Action Council, were incorporated—one month after John W. Gardner, the former Secretary of HEW, agreed to become chairman of both organizations.

Before that time much good work had been done, first by those local Urban Coalitions that had been formed immediately after the emergency convocation of concerned Americans in Washington in August, 1967, and second, by the national Urban Coalition's steering committee of eminent leaders from many walks of life.

But as a vital, continuing organization capable of moving with determination on many fronts, the Urban Coalition will mark its first anniversary this Spring.

It's a time for summing up—outlining accomplishments of the first year and detailing goals for the second.

So, later this month, the Urban Coalition and the Action Council will publish their first annual report, a 40-page, extensively illustrated report prepared for the national organization by the Barton-Gillet Company of Baltimore and New York. The report, a result of more than a month of intensive research, is being distributed to all Urban Coalition constituents and donors. Extra copies will be available at cost, if the demand is sufficient to justify additional printings. We hope it will be.

The annual report includes up-to-date charts and financial statements illustrating the growth of the Urban Coalition in the last year.

It also includes a full list of the Urban Coalition's steering committee, which was expanded in February to reflect the broadening constituency of the Coalition.

More importantly, the annual report tells the story of the Urban Coalition movement—a movement that encompasses increasing numbers of leaders and citizens in cities across the land. The report's photographs are of people in action, people working in a variety of ways to make their lives and the lives of others more meaningful.

Case Studies

The first in a series of case studies based on local Urban Coalition activities has been published by the national Coalition.

It describes the Job Opportunities Council of Riverside, California, an organization sponsored by a group of 15 employers that provides employment counselling and placement services to the disadvantaged.

The Job Opportunities Council had its origins in the employment task force of the Riverside Urban Coalition.

The study, prepared for the Coalition by Edwin C. Kepler, contains a timetable of the Council's development as well as a description of program objectives and operations.

Future case studies in this series will be announced in *Report*. Single copies are available without charge from the national Urban Coalition office.

Mark Rosenman

Youth Advisor

Mark Rosenman, the Urban Coalition's Program Associate for Youth and Student Activities, has been appointed to President Nixon's Committee on Employment of the Handicapped.

Rosenman, who joined the Coalition as a consultant last spring, was also named Chairman of the Committee's Youth Subcommittee.

Harold Russell, Chairman of the Committee on Employment of the Handicapped, said he expects the Youth Committee to become a "valuable" part of the President's Committee under Rosenman's leadership.

A former Director of the Youth and College Division of the NAACP, Rosenman is also Executive Vice President of the United Youth Council. He is a 1965 graduate of Brooklyn College in Brooklyn, N.Y., and he received a master's degree from New York University in 1967.

Report

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The Urban Coalition
Report

June 1969

President Hosts Dinner for Coalition

President Nixon hosted a dinner for the Executive Committee of the Urban Coalition at the White House on May 12. More than 100 guests, among them many of the Nation's most prominent corporate executives, heard the President urge that they support the work of the Coalition, which he termed "vitally important" to the solution of the problems of the cities.

Quoting Alexis deTocqueville's admonition that "the success of a democracy may be measured by the quality of functions performed by private citizens," the President told his guests in the State Dining Room that by supporting such activities as the Coalition, they could provide "the kind of assistance that we need and the kind of assistance without which we cannot solve our common problems."

Vice President Agnew and seven members of the Cabinet also spoke briefly.

The White House dinner was an outgrowth of two meetings which members of the Coalition's Executive Committee have had with the President since his election last November. Chairman John W. Gardner and a group representing the Coalition met with Mr. Nixon in New York prior to the inauguration. In February, Mr. Gardner and several members of the Coalition staff and the Executive Committee met with the President and his Urban Affairs Council in the Cabinet Room of the White House.

Guests at the May 12 dinner included, in

addition to members of the Executive Committee, several businessmen and mayors who have been active in the work of local coalitions. Also present were a number of black, Puerto Rican and Mexican-American business leaders.

Cabinet members present at the dinner were Secretary of the Treasury David M. Kennedy, Attorney General John N. Mitchell, Secretary of Agriculture Clifford M. Hardin, Secretary of Labor George P. Schultz, Secretary of Health, Education, and Welfare Robert H. Finch, Secretary of Housing and Urban Development George W. Romney, and Secretary of Transportation John A. Volpe.

Also attending were Robert P. Mayo, Director of the Bureau of the Budget; Arthur F. Burns, Counsellor to the President; John D. Ehrlichman, Counsel to the President; H. R. Haldeman, Assistant to the President and Daniel P. Moynihan, Assistant to the President.

In their remarks, several of the Cabinet members commended the Urban Coalition for its efforts to deal with the problems of the cities. "I don't know of any group that is in a better position to make a contribution in coping with these problems," Secretary Romney said.

Mr. Gardner, who was introduced by the President, summarized the objectives of the Coalition. "At the heart of everything we are trying to do is the principle of coalition," he said. "Many people think of the Coalition as just another organization tackling the tough urban problems of the day. We are not just another organization. We're unique, and our uniqueness lies in the fact that we bring together elements of American life that do not normally collaborate in the solution of public problems."

Declaring that "the most serious problem facing this country" is the establishment of communication and mutual trust between minority communities and the dominant elements of the city, Mr. Gardner said: "I have to emphasize as strongly as I can that when a crisis strikes it is too late to begin the long, arduous process of building channels of communication. If we're to have fruitful collaboration between minority communities and the other elements in the city, it must begin and it must be tested in a non-crisis atmosphere. Then when trouble strikes, if it does, men who have worked together and learned to trust one another can go into action together."

Mr. Gardner added: "We are facing a deadly serious problem in the cities. It is deeply rooted, it is immensely complex, and will not be solved soon." Telling the guests at the dinner that "we need your help," Mr. Gardner said, "I know that you are worried about these problems; I don't know if all of you are as worried as those of us who spend our days working on them. We are shaken by what we see. We don't want the American people to have to learn in sorrow and conflict what they could foresee and prevent through timely action."

Coalition Conference on Reform of The Criminal Justice System

On April 27 and 28, the national Urban Coalition brought representatives of 10 cities to New York for a close look at a new—and apparently successful—approach to big-city problems in the administration of justice.

What they saw was a cooperative venture between two unorthodox organizations: the private Vera Institute of Justice and the semi-public Criminal Justice Coordinating Council.

Vera had been founded in 1961 to lessen unnecessary detention of defendants unable to raise bail. It worked out a plan, tested it, got the city to adopt it, and went on to tackle other problems.

The Coordinating Council was set up in 1967 by Mayor John V. Lindsay for joint planning among separate, and sometimes conflicting, city agencies. Vera now serves as advisor to the council.

Some 70 participants in the Coalition conference were told, at an evening banquet, how the two groups work in tandem—devising solutions for specific problems, coordinating pilot projects, and lending each experiment city-wide support.

At Gracie Mansion the next morning, Mayor Lindsay and council members explained in detail a score of their projects to improve law enforcement, lighten the burden on courts and police, and give the defendant a better break.

The conferees made field trips to two active projects—one providing medical care instead of jailing for Bowery alcoholics, the other offering employment and counseling as an alternative to prosecution for selected offenders. The conference ended with a two-hour session for questions and review.

Attending were city and coalition represent-

Mayors meet at Coalition conference. From left: Ben H. Lewis, Mayor of Riverside, Calif.; M. Carl Holman, Vice President of the Urban Coalition; Gustav Heningburg, President of the Newark Urban Coalition and Hugh J. Addonizio, Mayor of Newark.

atives from Cleveland; Denver; Detroit; Fresno, Calif.; Gary, Ind.; Minneapolis; Newark, N.J.; New Orleans; Riverside, Calif.; and Washington, D.C.

The conference was made possible through a Ford Foundation grant to the National Institute of Public Affairs. Also participating were representatives of the Justice Department and the Lawyers Committee for Civil Rights Under Law.

The national Urban Coalition will soon issue a descriptive manual on the New York approach to the reform of the criminal justice system.

Urban Coalition Adds New Members to Its Steering Committee

Twenty one new members have been named to the Steering Committee of the national Urban Coalition. In making the announcement, Mr. Gardner said that the enlargement of the Steering Committee would "significantly broaden and strengthen" the Urban Coalition's policy-making leadership.

The new members are:

—Mrs. Bruce B. Benson, President, League of Women Voters of the United States, Washington, D.C.

—Mrs. Amalia V. Betanzos, Executive Director, Puerto Rican Community Development Project, Inc., New York.

—Honorable Julian Bond, Georgia Legislature, Atlanta.

—Paul W. Briggs, Superintendent of Schools, Cleveland.

—Gov. Daniel J. Evans, Olympia, Washington.

—Herman E. Gallegos, Executive Director, Southwest Council of LaRaza, Phoenix.

—Ernest Green, Director, Joint Apprenticeship Program, Brooklyn, New York.

—Mrs. Fred R. Harris, Chairman, Women's Council on Poverty, Washington, D.C.

—Honorable Patricia R. Harris, Professor, Howard University School of Law, Washington, D.C.

—Mayor Richard G. Hatcher, Gary, Indiana.

John W. Gardner (foreground) at a working session with some new members of the Steering Committee.

—Miss Dorothy I. Height, President, National Council of Negro Women, Washington, D.C.

—Dr. Vivian W. Henderson, President, Clark College, Atlanta.

—Mrs. Aileen C. Hernandez, San Francisco.

—Gov. Richard J. Hughes, Trenton, New Jersey.

—Roy Innis, National Director, Congress of Racial Equality, New York.

—Dr. Howard W. Johnson, President, Massachusetts Institute of Technology, Cambridge, Mass.

—Edgar F. Kaiser, Chairman of the Board, Kaiser Industries Corporation, Oakland, Calif.

—Robert S. Powell Jr., President, National Student Association, Washington, D.C.

—Dr. Mark Shedd, Superintendent of Schools, Philadelphia.

—Mayor Carl B. Stokes, Cleveland.

—Rev. Andrew J. Young Jr., Executive Director, Southern Christian Leadership Conference, Atlanta.

The new members of the Steering Committee were also designated to serve on the Policy Council of the Urban Coalition Action Council, a separate organization engaging in direct advocacy of legislation to aid the cities.

A complete list of the Urban Coalition Steering Committee appears on page 13.

Urban Coalition Strengthens National Executive Staff

The Urban Coalition's executive staff has been strengthened in anticipation of "rapidly expanding activities," it was announced by John W. Gardner, Chairman of the organization.

Gardner said that the Urban Coalition had "outgrown" its original administrative structure in a year during which the professional staff has increased from 5 members to 40. With local coalitions now functioning in 44 cities, Gardner said that "the year ahead will be marked by rapidly expanding activities, both locally and nationally." He said the reorganization of the executive staff "will significantly improve our capacity to carry out our responsibilities."

Gardner appointed Peter Libassi to the newly created post of Executive Vice President and named Libassi and M. Carl Holman, Vice President (Policy & Program Development), as members of a newly established Policy Committee. Gardner will serve as chairman of the Committee.

Libassi has served for the past year as Vice

President (Local Coalitions) in charge of the national organization's field staff. Prior to joining the Urban Coalition he was Director of the Office of Civil Rights, and Special Assistant to the Secretary, Department of Health, Education and Welfare.

Holman, who was former Deputy Staff Director of the U.S. Commission on Civil Rights and editor of the *Atlanta Inquirer,* joined the Urban Coalition in September, 1968.

Gardner also announced the appointment of John A. Buggs as Director of the Local Coalition Division and Thomas R. Mathews as Director of the Communications Division.

Buggs comes to the Coalition from the Department of Housing and Urban Development where he was Deputy Director of the Model Cities Administration. Previous to that he was Executive Director of the Commission on Human Relations of Los Angeles County.

Mathews was Director of Information for the Peace Corps and, most recently, Director of Public Relations for Lincoln Center in New York and senior vice president of a public relations consulting firm.

New Deputy Director of the Policy and Program Development Division is John Gloster. He was formerly Deputy Director of Program Operations in the Model Cities Administration and, prior to that, with the Department of State.

Peter Libassi

M. Carl Holman

John A. Buggs

Thomas R. Mathews

Law and Government Task Force

Nicholas DeB. Katzenbach, former Attorney General and now Vice President and General Counsel for IBM, is the chairman of a new 22-member Urban Coalition Task Force on Law and Government.

The Task Force is made up of lawyers, judges, consumer representatives, community representatives, educators, former government officials and experts in state and local government.

At its first meeting on May 1, the Task Force defined three principal areas in which it expects to concentrate.

First, *The Administration of Justice:* The Task Force noted that the public is rightly concerned with obvious defects in the operation of police departments, courts and correction institutions. Recent federal legislation provides ample funds for reforms, and what is needed now is the development of new sources of expertise and technical assistance to insure that the money will be wisely used. In addition, states and cities must provide for citizen participation in the planning for reforms.

The Task Force discussed a staff study of 12 states' planning for grants under the Safe Streets Act.

Second, *The Broad Area of Urban Law:* The Task Force will provide legal advice and assistance for other Urban Coalition programs. The application of legal skills can be helpful in housing, education, employment and any other area where existing practices discriminate against the poor and disadvantaged, including the exploitation of consumers. The Task Force has agreed to sponsor a study on the ways state laws impede reform of state education systems.

Third, *Government Reform:* The Task Force will be asked to consider strategies to insure that state and local governments across the country are made more responsive to urban needs.

The Task Force will meet again this month. Staff support for the Task Force is provided by Mrs. Sarah Carey, Program Associate for Law and Government in the Urban Coalition's Policy and Program Development Division.

Winston-Salem Urban Coalition: Its First Year

"One of the features which in the beginning seemed important about the Coalition—its large

war chest—in retrospect has not been that significant."

This is one of the most striking conclusions of a detailed case study of the Winston-Salem, North Carolina, Urban Coalition prepared by Edward K. Shanahan, a reporter for the *Winston-Salem Journal.* It will be published this month by the national Urban Coalition.

What has been much more important than money in the Winston-Salem experience has been the leadership of men who have the personal power to bring about change. Money, available in substantial sums, has been used sparingly.

Yet in the first year of its experience, the Winston-Salem Coalition has found solutions to a number of touchy problems, has a well-defined program and is on its way toward becoming one of the city's most respected organizations. Certainly it is one of the country's most interesting Coalitions.

Since its formation on April 10, 1968, the Coalition has helped provide new recreation facilities for the poor, created an experimental youth counseling program, set up a city-wide day-care organization, completed a full-scale study of vocational education and helped ease the city's transit problems at a crucial point.

It has effectively stepped into such controversial problems as the administration of the food stamp program, coordination of services for the victims of urban renewal and snags in the Model Cities program.

It has joined in a study of the quality of education in the county and has a plan to set up an Economic Development Corporation.

And, most ambitious of all, the Coalition has pledged $850,000 over the next three years to finance the operations of the non-profit Winston-Salem Housing Foundation, which will seek to expand housing for low-income families.

To the surprise of many, the drive behind the Coalition approach to these social problems comes from a group of industrialists with relatively conservative reputations.

The Coalition was launched, for example, with a pledge of one million dollars from the R. J. Reynolds Tobacco Company, and this was quickly followed by a $250,000 gift from the Hanes Corporation. The eventual total was just shy of $1.8 million.

The spearhead of the Coalition has been its Chairman, Mayor M. C. Benton. It is doubtful that any other man in the city could have rallied such support. Mayor Benton is a millionaire trucking executive with high standing among leading businessmen, but he also has a widely respected civil rights record.

While it is significant that the formation of the Coalition was announced two days after the burial of Dr. Martin Luther King, Winston-Salem had had a brush with racial violence the year before. An incident of police brutality had triggered rioting serious enough to cause the governor to send in the national guard.

Other problems were also building up in the city, including inter-agency friction over the administration of a variety of programs. To Mayor Benton, the Urban Coalition concept seemed to offer the most hope for bringing the resources of the city leadership to bear on these problems.

One of the key decisions of the Coalition was to employ young activist Mark H. Freeman as its executive director. A dynamic man whose words can scald a corporate president or a black militant with equal ease, Freeman has a unique ability to enlist both in finding solutions to problems.

His standing among businessmen was well expressed by Gordon Hanes who said, "Mark is always fighting the power structure and is always frustrated that the power structure does not fight back." He noted that the power structure named Freeman Winston-Salem's Man of the Year in 1968.

Freeman sees last year's recreation issue as "a perfect example of all the aspects of what a coalition can do. We took a look at a specific problem, then suggested changes and solutions and came up with the money for local matching funds."

The recreation issue began with a leak to the press (not by the Coalition) of a 16-page report which charged that the city's Recreation Department deliberately provided inferior recreation facilities and services to the black population.

Faced with mounting public criticism of a major department, the city manager decided to turn for assistance to the Coalition.

A special Coalition Task Force reviewed the charges, inspected every park and playground in the city and found that the report was not only accurate but that Negroes were completely excluded from the decision-making of the Recreation Department. The task force also pointedly noted that all seven of the Department's

administrators are white.

But the Coalition did more than report. It offered to put up $45,000 to improve play areas and "tot lots" in low-income neighborhoods if the city would put up a like amount.

The city readily agreed and a program called the Experiment in Self-Reliance contributed another $20,000. With this pool of $110,000 in new funds, the city was able to get another $55,000 in Federal matching funds for five new tot lots. Eventually, the city administration was persuaded to create a new supervisory position in recreation and name a Negro to the job.

Nobody involved in the Winston-Salem Coalition thinks a panacea has been found, or even that a significant dent has been made in the city's problems. The recent disturbances in the city underline this sense of realism.

And the Coalition, as an organization, has problems of its own. It needs to find, and is searching for, a better way to involve the Negro poor in its deliberations and activities. Only one labor representative is on the steering committee. Some old-line professionals in City Hall are still suspicious about the whole thing and some in the county government are downright hostile. Freeman worries about taking on too much too soon.

"We're a little ahead of ourselves in terms of my expectations," is the way Mayor Benton views the Coalition's work to date. "Whether we can maintain the pace is another thing."

Copies of the Winston-Salem case study are available on request from the Urban Coalition.

St. Paul Report: Labor Day Weekend 1968

On Labor Day, 1968, St. Paul, Minnesota, suffered the first outbreak of racial strife in its history. Reacting immediately, the local Urban Coalition impanelled a special, broadly-based committee to find the causes of such violence and to propose measures to assure it would never happen again.

This special group spent six months delving into the grim aspects of the city. Its report, released on the March 1 anniversary of the Kerner Commission Report, is an unsparing checklist of hometown problems and an agenda for action.

By design, the committee members were chosen from outside the Urban Coalition structure. What the Urban Coalition wanted was a broadly representative, independent study which would tell both the city and the Urban Coalition the specific tasks which must be met.

The committee was headed by Dr. Arthur Flemming, president of both the National Council of Churches and Macalester College in St. Paul, and a member of the national Urban Coalition's steering committee.

Members of his committee were Mrs. Leroy Favors, a housewife and mother of nine children, a woman of the ghetto; Catholic Archbishop Leo C. Byrne, religious leader of the city; the Rev. Denzil A. Carty, a black minister considered a leading force in his community; Lyle Fisher, head of the Minnesota Mining & Manufacturing Co., St. Paul's largest single employer; and Gustav A. Larson, former Chamber of Commerce president and one of the city's leading corporate attorneys.

These representatives of often widely divergent interests worked together to study their city. By talking to citizens and to police, by seeing for themselves where the greatest problems lay, the group achieved new insights into their city.

Their 94-page report, "The 1968 Labor Day Weekend in St. Paul: The Events and Their Causes," outlines the history of second class citizenship dealt to St. Paul's black community —in housing, education, recreation, employment. It matches the city against the expectations and recommendations in the report of the National Advisory Commission on Civil Disorders, published exactly one year before.

According to the report the highest priority in the community must go to low-income housing. Among other recommendations of the study were that a citizen's council be established (at the initiative of the St. Paul Urban Coalition) to meet on a continuing basis with police officials in an effort to improve police-community relations; that police recruitment be designed to add more blacks to the force; that citizens must show greater respect and support for the police, that effort be made at citizen participation in education, and that there must be increased progress in providing jobs for minority groups.

Just as the *One Year Later* report of the national Urban Coalition and Urban America found that little had been done in the nation since the warnings of the Kerner Report, so too did the study committee find that few efforts had been made in St. Paul since the Labor Day disturbances to alleviate the hardships of ghetto life. This report, it is hoped, will be a blueprint

for action.

Copies of the report are available for $1.00 each from the St. Paul Urban Coalition, 588 Endicott-on-Robert Building, St. Paul, Minn. 55101.

Case Study Series

Six new case studies of programs in local Urban Coalition cities have been prepared by Edwin C. Kepler for the Urban Coalition. The first of the series, published earlier this spring and described in the March *Report,* dealt with the Job Opportunities Council in Riverside, California, which provides employment and counseling services to the disadvantaged.

Municipal Mortgage Guarantee Program: Fresno, California. In Fresno, California, ghetto homeowners who want to rehabilitate or rebuild their homes may receive a mortgage guarantee through the Housing Finance Board, a component of the Fresno Urban Coalition Housing Task Force. This Municipal Mortgage Guarantee Program, described in the second case study, goes directly to the heart of the ghetto homeowner's problem: It is difficult for him to find either a bank or lending institution that will make loans on property in his part of town, or even if he can borrow, there is likely to be a substantial difference between the cost of rehabilitation and the amount of the loan. To fill this gap, without getting a second mortgage or having to come up with the difference, the mortgage guarantee enables him to borrow what he needs.

Fresno Youth Council: Fresno, California. Also in Fresno, more than 100 black, Mexican-American, and white youths, ages 15 to 22, have formed the Fresno Youth Council, in association with the Fresno Urban Coalition, to tackle community problems affecting youth. In this way, young people are familiarized with community planning processes and are given a chance to participate in community decision-making and community service. The Fresno Youth Council, described in the third case study, has chosen five areas of concentration: police relations, drug abuse, community dialogue, youth in government and youth centers.

Racine Model Education Assistance: Racine, Wisconsin. Since the fall of 1967, the Racine Environment Committee has been grappling with the social problems of this midwestern, industrial city. The fourth case study focuses on the Racine Environment Committee's Model Education Assistance Program, which helps minority group youth to go on to higher education. In addition to intensive individual counseling, students receive remedial and financial assistance. The colleges and technical schools attended by these students are encouraged to respond to their particular needs by allowing reduced course loads, special coaching or other such arrangements.

United Black Federation, Inc.: Miami, Florida. An untraditional response to the summer riots in Miami, Florida, was the formation in 1968 of the United Black Federation, Inc., whose purpose is to unify the black community so that it can deal more effectively with the white community. An important part of the UBF's plan has been to develop leadership among blacks. The Federation has set up 11 task forces covering the gamut of urban problems, which correspond to, and work with, similar task forces set up by the Greater Miami Urban Coalition. The United Black Federation's progress is discussed in the fifth case study.

Human Relations Workshop: Tacoma, Washington. Pacific Lutheran University in cooperation with the Tacoma Area Urban Coalition and other groups conducted human relations workshops as a means towards opening lines of communication and promoting inter-racial cooperation in a city which was in danger of polarizing around two extremes. Participants representing all major elements in the community were first given sensitivity training through group discussions. Time also was devoted to discussions of community problems and recommendations were drawn up to help alleviate some of these problems. Case study number 6 describes in detail the first two workshops.

Economic Development Office: Tacoma, Washington. As a direct result of the human relations workshops mentioned above, two participants, a banker and a dentist, resolved to do something about the plight of the black people in Tacoma. Out of this commitment grew the Economic Development Office which helps establish and expand minority business enterprises. While the Tacoma Urban Coalition is the over-all coordinator of the program, it is sponsored and operated by the newly-formed Black Businessmen's Association with the active support of the Urban League and other groups. The Economic Development Office is described in the seventh case study as "a result of a series of carefully planned steps which brought together

individuals and organizations from across the community in a splendid example of the coalition principle at work."

Single copies of any of the above case studies are available without charge from the national Urban Coalition.

Niagara Coalition Foreseen Rekindling Pioneer Spirit

By Carole Harris
Gazette Staff Writer

Reprinted from *Niagara Gazette*, March 2, 1969

It's really no surprise that in this area rich in the tradition of pioneering and trailblazing that a group of latter-day pioneers—those who have been instrumental in the formation of Niagara Coalition—should once again be caught up in the spirit of exploring new paths and uncovering hidden resources—of going a new route.

The early pioneers recognized the advantages of and need for community spirit, volunteerism and the pooling of resources and talent.

In much the same way, the individuals and groups in the newly formed Niagara Coalition have come to the realization that what is needed to get to the root of the urban crisis and really start to right many basic social wrongs is a coalition of existing institutions and organizations.

They envision a true coalition—not just a restatement of the "let's work together" theme that has all but lost its meaning since it has been very seldom, if ever, practiced.

If you have the opportunity of speaking to someone on NC, such as Owen W. Mahony, executive director or the Rev. Eugene A. Walsh, C.M., associate executive director of the Action Division of NC, you'll notice that a certain word keeps cropping up in the conversation—process. This, actually, is one of the keys to understanding Coalition and its uniqueness.

Coalition is a process, they will say, not a thing. "It is a way we are thinking," says Mr. Mahony, "not just something we are doing. Coalition is a process, an enabler, a catalyst. It's a very old concept in a new attire. It's as old as man."

Some of the things Coalition is trying to do involves bringing together all the available resources and seeing who's doing what in order to eliminate useless and costly duplication of effort and service; determining the areas where there is a need and defining exactly what that need is; developing programs that will help solve the problems that are identified, and organizing task forces to tackle existing problems such as housing, employment and education.

One of Coalition's basic principles is the idea of getting involved with the problem itself and with the individual, not with a program. It is concerned with getting down to the reasons why a situation has become a problem. For example, coalition officials contend that just giving a hard-core unemployed man a job won't correct his basic situation. Most likely, he can't adapt psychologically to a job he is offered since he may be handicapped, an alcoholic, have complex problems at home, or any number of other factors which, if they are not solved or at least helped, will make it practically impossible for him to keep his job let alone perform well on the job.

Coalition will have various persons and agencies at its disposal who can help such a man and his family and, consequently, help his employer and the total industry.

Coalition came into being as a result of a June 1968 letter to the boards of the United Givers Fund and the Council of Social Agencies from William H. Wendel, president of the Society for the Promotion, Unification and Redevelopment of Niagara (SPUR). He urged the two groups to unite with the local Urban Coalition for a "coalition of community effort."

In July the executive boards of UGF, CSA and UC along with SPUR agreed to form a 20-man steering committee which was to draw up a statement of purpose and formulate the framework for the union.

Niagara Coalition was formed Sept. 24, 1968, and a new board elected Dr. Courtland Van Deusen as president and appointed Mr. Mahony executive director.

In February 1969 papers were signed making final the legal incorporation of NC as a membership nonprofit corporation. Coalition is broadly based with membership open to interested individuals, as well as organizations and

Monthly Monitor

As part of its Information Service for Coalitions, the Urban Coalition now prepares the *Monthly Monitor*, a digest of newsclips on the activities of Coalitions. The *Monitor* series may be ordered free of charge from the Urban Coalition's Communications Division.

religious groups and educational and governmental units in Niagara County.

There is a structure to NC but it is important to remember that it is not a "superagency" that has risen out of the urban crisis.

It is unique in the fact that it is a coalition of three organizations that were separate and distinct—United Givers Fund, the Council of Social Agencies and Urban Coalition.

UGF will continue to conduct drives and serve some 40 agencies in the community. Social planning will continue as a fundamental part of NC, as will budgeting and agency relations, not only of UGF member agencies but also all human service agencies in our area community.

There are several parts to NC. Overseeing Coalition operations is the New Niagara Committee, a group of more than 150 individuals and group representatives. Committee members elect a portion of the board of directors and are among the leaders and workers in Coalition's functional division.

The 45-member board of directors acts for the committee and sets policy for the organization and divisions and supervises the professional staff.

Carrying out the work of Coalition are three functional divisions, each with an associate executive director, each with separate but interrelated responsibilities.

The planning division has the task of bringing together all the available information necessary to start and carry out long- and short-range programs for NC, its member agencies and the community.

A part of this division is the budgeting and agency relations section which is composed of about 150 volunteers, headed by Mary Lou Considine.

The resources development division, led by Herbert E. Clauson, is responsible for raising the funds Coalition needs. This includes UGF funds and grants from public and private sources.

The new dimension, the action division, is headed by Father Walsh and is charged with overseeing ongoing programs and bringing together task forces of professional and nonprofessional men and women as needs arise.

"The first task force to be established was the task force for employment, headed by Robert Quayle," said Father Walsh. "It is actually in the process of being formed. Its job is to find out what is being done in the area to help the hard-core unemployed get jobs and to better the labor market for the unemployed and the underemployed, that is, those who are not able to get better jobs and work themselves up."

He says that in addition to actually finding jobs for these people, the action division's employment task force is attempting to find out where society, more specifically our area, has failed in this respect and why. The task force is working with the Board of Education to try to work out job opportunities for graduates and potential dropouts.

Another task force, one concerned with housing, is headed by Robert Greenberg. "Niagara Coalition has been asked by the City Council," said Father Walsh, "to help develop housing in the Lehigh Valley site. City Hall wants to work with the Urban Development Corp. to develop low and middle class housing there. Coalition will explore the development of housing with the city planning office and UDC. The housing task force will help the city and the Urban Renewal Agency plan ahead for subsequent sites where UDC will build."

The education task force, says Father Walsh, has been having fruitful discussions with the Board of Education and school administrators in an effort to stem the tide of future unemployed.

"About 25 per cent of the city's students drop out before graduation and many become the future unemployed. The Coalition is trying to have industry work with the Board of Education in an effort to give kids the motivation to stay in school.

"Besides basic education, Coalition will give people help in advisement and counseling to help them grow into a meaningful work experience.

"There will be preparatory and on-the-job training. Coalition will be able to help industries make their efforts in helping the unemployed to be more effective."

Father Walsh cited the need for leadership training and for grassroots neighborhood leadership and participation. "The Niagara Community Action Program (NiaCAP) has done a great deal in this direction but more participation and leadership is needed. The Council of Churches and the Religious Fellowship are looking at this problem, too. People are beginning to see that we should be conducting programs and workshops to develop leadership to

improve organizational performance."

Total community involvement is what NC is aiming at. The almost limitless possibilities and the advantage of opening up of the lines of communication between individuals, groups, city, county, state and federal agencies have excited many persons not only in this area but throughout the nation, according to Niagara Coalition officials.

The philosophy of Coalition is one of the strongest factors going in its favor. "Coalition is not another organization, but a re-ordering of existing organizations and resources."

In the process of carrying out the programs of the Action Division, it is hoped that the ideas that led to the urban crisis and old prejudices will give way to the new spirit of volunteerism and cooperation, real cooperation between all phases and persons in the community.

"We're committed to the assumption that change is needed," said Mr. Mahony. "We should seek change and determine the alternatives. Attitudes must change. The urban crisis has caused us to pay attention to the problems right under our noses.

"We'll look back upon the urban crisis 10 to 15 years from now in a grateful way. We'll say it had to happen. It helped to meet our problems and taught us how to work together.

"Every time one of us cooperates with another agency, we lose or gain something, depending on your outlook."

Logotypes

Logotypes are used by some Coalitions to facilitate identification. Here are a few examples.

URBAN COALITION UC FRESNO *Fresno, California*	NEW YORK URBAN COALITION INC. nyuc *New York, New York*
urban coalition for greater bridgeport *Bridgeport, Connecticut*	nwuc metropolitan washington urban coalition, inc. *Washington, D.C.*

THE PHILADELPHIA URBAN COALITION

Philadelphia, Pennsylvania

The St. Paul Urban Coalition

St. Paul, Minnesota

nd

newdetroit, INC.

Detroit, Michigan

REC

Racine Environment Committee Inc.

Racine, Wisconsin

Urban Coalition of Minneapolis

Minneapolis, Minnesota

GREATER MIAMI COALITION INC.

Miami, Florida

URBAN COALITION

THE WINSTON-SALEM URBAN COALITION

Winston-Salem, North Carolina

Steering Committee of The Urban Coalition, Washington, D. C.

Chairman:
John W. Gardner
The Urban Coalition
Washington, D.C.

Co-Chairmen:
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Chairman of the Board
Time, Inc.
New York, N.Y.

A. Philip Randolph
International President-Emeritus
Brotherhood of Sleeping Car Porters
New York, N.Y.

I. W. Abel
President
United Steelworkers of America
Pittsburgh, Pa.

Honorable Ivan Allen Jr.
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Joseph H. Allen
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McGraw-Hill Publications
New York, N. Y.

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Leadership Conference on Civil Rights
National Community Relations Advisory Council
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Jordan Band
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National Community Relations Advisory Council
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Mrs. Bruce B. Benson
President
League of Women Voters of the U.S.
Washington, D.C.

Mrs. Amalia V. Betanzos
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Puerto Rican Community Development Project, Inc.
New York, N. Y.

Honorable Julian Bond
Georgia Legislature
Atlanta, Ga.

Paul W. Briggs
Superintendent of Schools
Cleveland, Ohio

Honorable Jerome P. Cavanagh
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Frederick J. Close
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Aluminum Company of America
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Honorable John F. Collins
Visiting Professor of Urban Affairs
Massachusetts Institute of Technology
Cambridge, Mass.

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His Eminence John Cardinal Dearden
Archbishop of Detroit
Detroit, Mich.

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State of Washington
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Henry Ford II
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Ford Motor Company
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Southwest Council of LaRaza
Phoenix, Ariz.

Honorable Milton Graham
Mayor
Phoenix, Ariz.

Ernest Green
Director
Joint Apprenticeship Program
Brooklyn, N. Y.

The Most Reverend George H. Guilfoyle
Bishop of Camden
Camden, N. J.

Mrs. Fred R. Harris
Chairman
Women's Council on Poverty
Office of Economic Opportunity
McLean, Va.

Honorable Patricia R. Harris
Professor
Howard University School of Law
Washington, D. C.

Honorable Richard G. Hatcher
Mayor
Gary, Ind.

Dr. Edler G. Hawkins
Pastor
St. Augustine Presbyterian Church
New York, N. Y.

Miss Dorothy I. Height
President
National Council of Negro Women, Inc.
Washington, D. C.

Dr. Vivian W. Henderson
President
Clark College
Atlanta, Ga.

Mrs. Aileen C. Hernandez
San Francisco, Calif.

Honorable Richard J. Hughes
Governor
State of New Jersey
Trenton, N. J.

Roy Innis
National Director
Congress of Racial Equality
New York, N. Y.

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Johnson Publishing Company
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International Brotherhood of Electrical Workers
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George Meany
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Honorable James H. J. Tate
Mayor
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John Wheeler
President, Mechanics and Farmers Bank
President, Southern Regional Council
Durham, N. C.

Roy Wilkins
Executive Director
National Association for the Advancement of Colored People
New York, N. Y.

Rev. Andrew J. Young Jr.
Executive Director
Southern Christian Leadership Conference
Atlanta, Ga.

Whitney M. Young Jr.
Executive Director
National Urban League
New York, N. Y.

Report

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Third Class

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The Urban Coalition
Report

September 1969

Urban Coalition Action Council States Views on Administration's Welfare Proposals

The Urban Coalition Action Council praised President Nixon's welfare programs but recommended ways in which they could be improved.

The Executive Committee of the Action Council, the independent legislative arm of the Urban Coalition, met in Washington, D.C., in mid-August to review the Administration's proposals. John W. Gardner, Chairman of the Council, issued the following statement on the committee's behalf:

▪ President Nixon has taken the initiative to reform America's outmoded welfare system. The Urban Coalition Action Council welcomes this major departure and commends the President for moving to correct the serious deficiencies of the current system.

The President's proposals are significant on several counts;

(a) They will provide assistance to the millions of working poor who are totally ignored by the present system.

(b) They will provide income to unemployed parents who are seeking work or training, thereby keeping families together. (In most states today unemployed fathers have to desert their families to make the families eligible for aid.)

(c) They remove the powerful barrier to work which is a gross defect of the present system, and introduce a positive incentive for the individual to enter the job market.

(d) Though the level of support is modest, they take the enormously important step of accepting federal responsibility to place a floor under the income of those eligible for assistance.

(e) They will provide national eligibility standards for those receiving federal assistance under the new program.

We have strongly advocated such measures and we will do all that we can to make them a legislative reality. If that is to come about, all who are concerned for the nation's future must work together to ensure that the best program we can devise is finally written into law. To assure the ultimate success of the program, it must be strengthened in every way possible during the public debate and the legislative deliberations to come. Here are some of the ways in which strengthening could be accomplished:

1. The Administration proposals could be further strengthened by raising the level of funding in order to increase the level of minimum income, to afford relief for those states and municipalities which are being crushed by the spiraling welfare burden and to include single persons and childless couples who are not now covered.

2. The plan proposed by the President ex-

Executive Committee members John V. Lindsay, and Frederick J. Close.

empts mothers of preschool children from the provision requiring recipients of assistance to register for work and training. This is a step forward over the present law and should be retained. But the plan could be strengthened further if it recognized that even mothers of children *over* six might serve the society best by staying home and doing a good job of bringing up their children. It is a decision for the mother, not the government, to make. All evidence indicates that the number of mothers who want to work exceeds our capability to provide jobs and daycare facilities.

3. The Administration proposals can be effectively strengthened by the formulation of explicit federal standards governing work referral and wages to be paid, and by provisions to assure that present welfare recipients do not end up with a lower level of benefits than they presently receive.

4. The proposals could be made more effective if they were supplemented by a job creation program. There is a danger that the new training opportunities proposed by the President will simply become a revolving door through which potential employees pass without obtaining employment. The Coalition has long advocated a public service employment program which would solve the problem.

5. Finally, the proposal should assure that the food stamp program only be phased out as cash payments approach the minimum necessary to lift a family out of poverty.

The Urban Coalition Action Council looks forward to joining with other concerned citizens in the monumental task we now face of winning the public and political support necessary to assure enactment of constructive measures to meet these problems. ▪

Those present at the executive committee meeting at which the statement was approved were: Joseph H. Allen, President, McGraw-Hill Publications; Arnold Aronson, Secretary, Leadership Conference on Civil Rights, and National Community Relations Advisory Council; Joseph M. Barr, Mayor of Pittsburgh; Frederick J. Close, Chairman of the Board, Aluminum Company of America; Dr. Arthur Flemming, President of the National Council of Churches and Macalester College; Dr. Vivian Henderson, President, Clark College; Andrew Heiskell, Chairman of the Board, Time Inc.; John V. Lindsay, Mayor of New York; and Andrew Biemiller (representing George Meany), AFL-CIO.

Statement of the Policy Council of the Urban Coalition Action Council

An effective independent review of the military budget and a cut in defense spending of between $5 and $10 billion dollars were advocated in a recent four-point policy statement by the Urban Coalition Action Council's Policy Council.

The other three stands taken by the Council were:

1. To support a new, federally administered system of income maintenance which would involve full federal financing of assistance.

2. To oppose the Ways and Means Committee's proposals to bar foundations from directly or indirectly supporting voter registration drives and to restrict foundations from engaging in any activity intended to influence the decision of any governmental body.

3. To urge Congress to extend immediately the 10 per cent surtax on income and to act immediately to correct inequities in the tax laws.

The council's statement was made public by its chairman, John W. Gardner. Mr. Gardner said the urban crisis and defense spending are interlocked and that the bulk of the funds to help the cities must come from reductions in the military budget.

He reported that in adopting its policies the Policy Council had charged its members, Task Forces and Coalition staff to carry out ap-

Saul Wallen Dies

Saul Wallen, President of the New York Urban Coalition and a noted labor arbitrator, died on August 4. Mr. Wallen, who was 59 years old, had been president of the Coalition since January 1968.

Among the many paying tribute to Mr. Wallen was Andrew Heiskell, Chairman of the New York Urban Coalition and Chairman of Time Inc., who said: "Saul Wallen took on a supremely important and supremely challenging job. Few men would have had his courage. He steered the Coalition from a difficult start-up stage to a going operation. He displayed remarkable qualities of patience and foresight. Most important he succeeded. The directors and staff of the Coalition are saddened by his death. Our city has lost a rare and gifted man."

propriate action. He said two special committees will be formed to make specific recommendations on defense spending and income maintenance. These committees will receive staff support from the national Coalition headquarters and are expected to provide detailed programs in the near future.

On the defense budget, the Policy Council said:

"We cannot solve the desperately urgent internal problems of this nation without money. But when we ask where we can turn to obtain money, we find our path blocked in one direction by the dangers of inflation and in the other by the great political difficulty of a rise in taxes.

"There remains one possible path: a reordering of priorities that would lead to cutbacks in other areas of Federal spending. One can identify a few possibilities for cutbacks in the domestic budget, but they fade to insignificance before the possibilities inherent in the vast and inadequately controlled defense budget.

John W. Gardner addressing members of the Urban Coalition Action Council's Policy Council.

"We need not compromise our national security. Defense experts both inside and outside of government assure us that $5 to $10 billion can be cut from the defense budget without diminishing the level of the nation's security. Given that fact, it is clear that non-essential expenditures must be eliminated and the funds devoted to high priority domestic programs.

"But if we are to cut the waste and the non-essential items from the defense budget, we are going to have to revise the system of review that has protected defense spending from the checks and balances which reduce waste in other Federal programs. Every department of government would expand its budget without limit were it not subject to rigorous and painful controls. In the case of defense those controls have failed. Neither Congress nor the Budget Bureau, nor successive Presidents have felt it politically feasible to exercise a tough-minded scrutiny. The time for such scrutiny has now come."

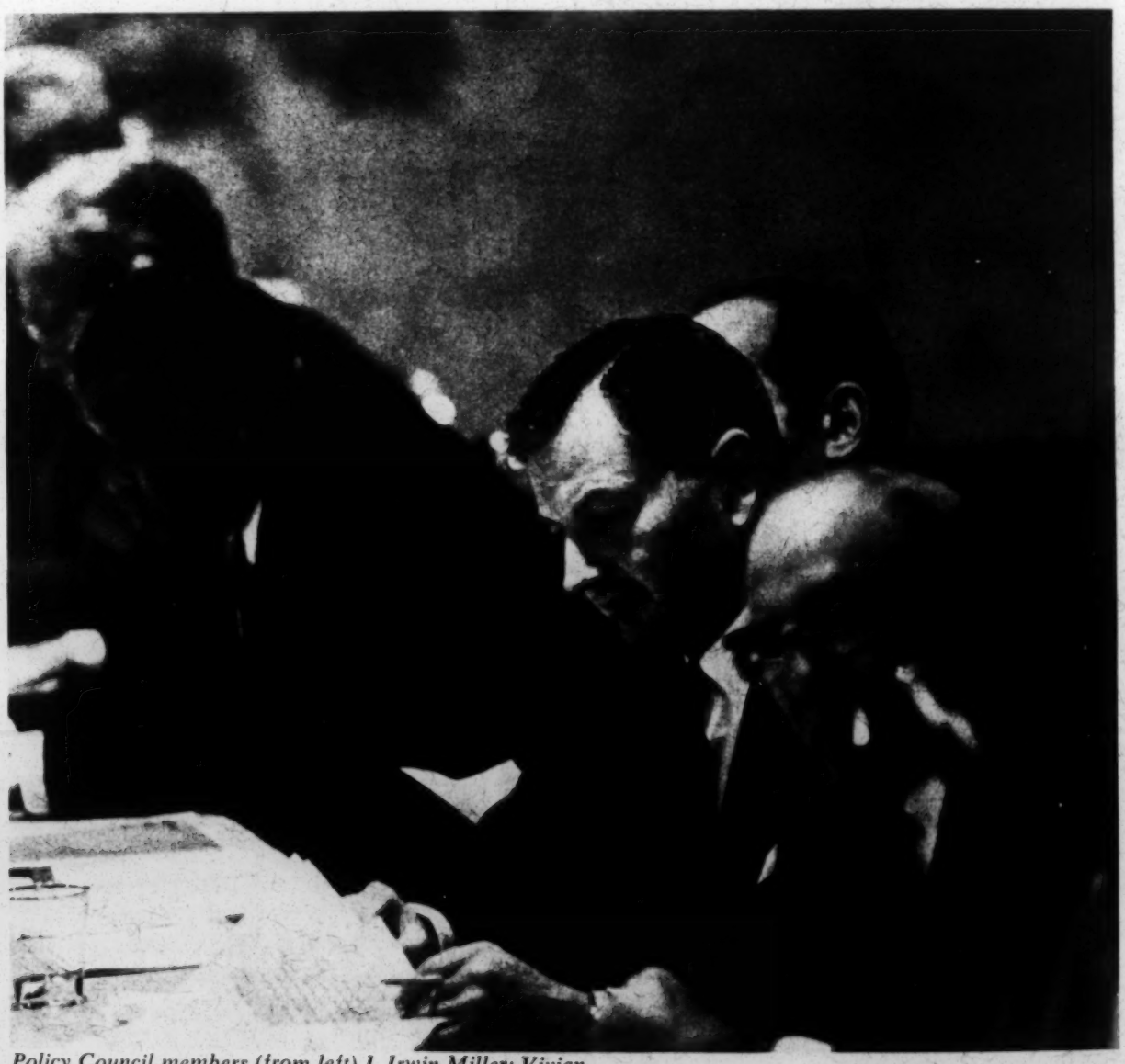
It recommended that:

a) The Congress and the Administration excise $5 to $10 billion in savings from the defense budget, and reallocate these funds to urgent domestic programs.

b) New institutions and procedures be established within the Congress and the Executive Branch to provide a continuous and independent review of the defense budget in light of total national priorities.

c) Immediate and specific steps be undertaken to advance this position with the Administration and Congress.

"The twin crises of the city—human and fiscal—make prompt action to change America's outmoded and unsatisfactory welfare system a high priority for the Urban Coalition Action Council. The present welfare system



Policy Council members (from left) J. Irwin Miller; Vivian W. Henderson; David Rockefeller; and Theodore Schlesinger.

contributes to family breakdown and promotes dependency; allows shockingly low payments to persist in some places; and, due in part to its categorical approach, ignores the working poor," the Policy Council said and recommended that a campaign be initiated immediately to assure enactment of a comprehensive income maintenance program.

The Policy Council said the Ways and Means Committee's proposal to bar foundations from directly or indirectly supporting voting registration drives is "a direct slap at legitimate efforts to draw minority groups into fuller participation in the democratic process. The Urban Coalition Action Council strongly supports efforts to insure the broadest possible opportunity for all citizens and groups to participate fully in shaping and directing the society. Voter registration drives clearly are essential to broadening those opportunities." They also opposed the Ways and Means Committee's proposals that would prohibit foundations from cooperating with government agencies.

The Council directed the Action Council to strongly oppose these restrictive proposals and mobilize the influence of the Council to assure their defeat.

Strongly urging extension of the 10 per cent surcharge on income, the Council said:

"The Administration and Congress must also act immediately to correct the obvious inequities in our tax laws. The American public will not continue to tolerate a system of taxation that allows some upper-bracket taxpayers to pay less than they rightfully should or to escape taxation altogether. If the American people are to bear the costs of essential urban programs through Federal taxes, then they must have the confidence that the tax system is fundamentally fair and equitable."

Arnold Aronson; Albert Arent (representing Jordan Band); Mrs. Bruce B. Benson; and Mrs. Amalia V. Betanzos.

Law and Disorder: State Planning Under the Safe Streets Act

Initial findings of a 12-state study revealed that the states were ill-prepared for the difficult task of planning action against crime under the Safe Streets Act. Most of the states, however, are "conscientiously laboring to overcome their limitations."

These conclusions were reached by the Urban Coalition and Urban America in a joint study entitled *Law and Disorder: State Planning Under the Safe Streets Act.*

More than 4,000 copies of the report have been distributed in response to interest from Congress, state planning agencies, city governments and a broad range of private groups. More important, the report has sparked widespread efforts to overcome the weaknesses it cited.

Plans prepared under the 1968 Act and financed by $19 million in planning funds will spend some $29 million in action money this year; nearly $200 million for fiscal year 1970; as much as $1 billion later.

Here, in capsule, are the major conclusions of the six-month study and report and notations of the impact it has had:

1. There has been practically no involvement of the private sector, including businessmen, community agencies and residents of high crime neighborhoods in planning. Instead, planning for the most part is the work of a small number of professionals from the field of law enforcement, the courts and correctional institutions with a sprinkling of elected public officials. Cities have not been given an opportunity to participate fully.

The Justice Department has stressed the need for citizen participation; it will cooperate with Coalition staff in designing program models to achieve that end. Locally, (for instance in California, Maryland, Mississippi, Florida) organizations, alerted by the report, are shooting their way into the planning process.

2. Planners have not worked to bring together the various elements of the criminal justice system into a comprehensive, system-wide plan of attack. Instead, each element has worked pretty much alone without reference to other elements. Fragmentation results.

No great gains yet although the Justice Department is addressing the problem in planning.

3. Most states accept the Act's concept of a regional approach to law enforcement but fail to define the role the regions should play. In some states, regional planning mechanisms exist only on paper. Because municipal participation in planning generally comes through regional structures, this has led to an absence of city involvement in planning action that will take place in the cities.

To improve city participation immediately the Justice Department gave the Nation's 11 largest cities special funds for planning. For the long run, the department is spelling out regional structure requirements in its revised guidelines.

4. There is a shortage of skillful assistance to state planners both in how to plan comprehensively and in understanding problems of substance with which the planners are dealing. In some cases, this has led to a complete subcontracting out of planning to private consultants, thus subverting the Act's insistence on local plans locally arrived at.

The department has agreed to expand the technical assistance function of the National Institute of Law Enforcement and Criminal Justice beyond academic research.

The states surveyed are California, Florida, Illinois, Indiana, Massachusetts, Michigan, New Jersey, New York, North Carolina, Ohio, Pennsylvania and Texas.

Copies of the report are available from the Urban Coalition, 1819 H Street, N.W., Washington, D.C. 20006.

Call For Action

The telephone conversation began just like all the others. The person placing the call was looking for the same thing as everyone else who had called before him—help.

In this case a 16-year-old youngster was having trouble finding a summer job. When the conversation concluded about four minutes later, its ending was not much different from many of the calls that New York radio station WMCA has received in its *Call For Action* program.

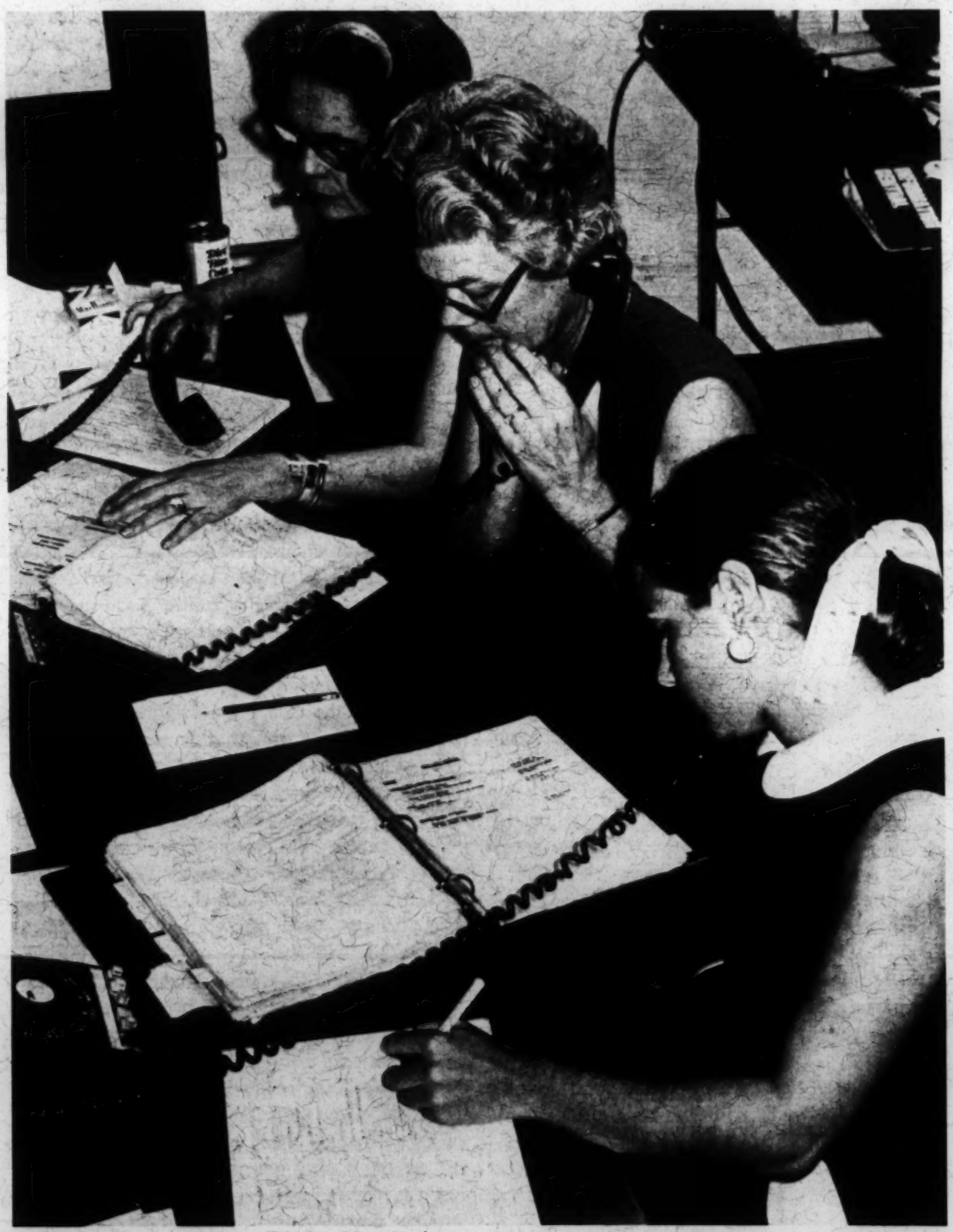
"I think you people are great," said the voice from the other end of the line.

The headquarters for *Call For Action* in New York City, where more people than in any other metropolitan area need help with such problems as poor housing, crime, narcotics, hospital care, garbage disposal, pot holes and

air and water pollution is a 12-by-15-foot, green and blue wall papered room in the Madison Avenue offices of WMCA.

It is a room where for two hours a day, five days a week, half a dozen or so volunteers thumb through bright red vinyl notebooks with cross references on more than 500 topics running from anti-rabies clinics to the whooping cough.

It is a room whose library comprises books with such non-Book-of-the-Month-Club titles as "You and Your Landlord," "Your Right to Welfare," "Law and Justice," and "It Can Make a City Move."



Call for Action volunteers at WMCA, New York.

It is a room from which hope has sprung for the more than 100,000 persons who have sought aid in dealing with the problems of urban living since the program was launched more than six years ago.

And it is also a room that serves as the model for the program sponsored by the national Urban Coalition which will reach out across the country through radio stations in about a dozen cities by the end of the year.

Call For Action now functions in New York, Philadelphia and Washington, and the cities developing programs include Chicago, Cleveland, Cincinnati, Denver, Pittsburgh and Duluth. *Call For Action* is yet another manifestation of the role of the Urban Coalition as a kind of marriage broker.

Through *Call For Action,* the Coalition is trying to "combine the microphone and the telephone" in the words of Mrs. R. Peter Straus, co-chairman and founder of WMCA's program.

Under the Coalition's sponsorship, volunteer chairmen will be trained at WMCA or another *Call For Action* station. The first *Call For Action* Training Conference was held in New York City in May at the WMCA Studios, and a second took place in July. In addition a team of two experienced WMCA volunteers is available for training on request by a station. The Coalition underwrites the expenses of the volunteer training. Coordination and guidance for the program are provided from the Coalition's Washington headquarters.

"What we've done here can be done in any city in the country—whether the problem be schools, streets, taxes, unemployment—whatever needs to be corrected," says Mrs. Straus, the vivacious wife of WMCA's owner. "When a broadcast medium and private citizens get together, it can be a very powerful team. It can make a city move." And in New York City it has done just that.

Among its accomplishments, *Call For Action* has:

—Moved City Hall to set up its own telephone referral service to take individual complaints and channel them to the proper departments.

—Through its housing campaign, caused the city to revise its building code enforcement procedures.

—Exposed an illegal slumlord syndicate and gathered information that led to four federal grand jury indictments of slumlords.

In the first three years of operation some 45,000 people contacted *Call For Action* and some 20,000 were helped. But while statistics may be dry, the human element, such as the case of Mrs. Violet Jones, does not lie.

Mrs. Jones occupied a two-room slum apartment in Harlem. It lacked heat and hot water. The ceiling was crumbling and rats beat a path across the floors. Time and again Mrs. Jones implored the city's buildings department for help. It never came.

She finally contacted *Call For Action,* who not only told Mrs. Jones whom to contact, but also followed through. Within weeks Mrs. Jones' apartment was livable.

Although any city can have a *Call For Action* program, it helps if a local urban coalition sponsors it. Its responsibilities include mobilizing groups to provide volunteers for the radio station, resolving the problems and taking action on the issues that are surfaced by the *Call For Action* program.

When *Call For Action* has uncovered an important problem, it brings the problem to the attention of the appropriate institution. Should *Call For Action* fail to get a satisfactory response, then the coalition must step in. The coalition must use its resources and influence with the community institutions to bring about the necessary change.

If it determines that no institution in the community is capable of fulfilling the need that has been revealed, the coalition must then work to create the means for providing the necessary services.

So far as the *Call For Action* volunteers are concerned, there are no chic charity balls, no door prizes and no financial compensation connected with their work. They never give their names to callers, in accordance with *Call For Action* policy that volunteers remain anonymous. A volunteer's sole reward is knowledge of a job well done, a job that in the words of one of them, "takes a good amount of dedication."

John W. Gardner, head of the Coalition and former Secretary of Health, Education and Welfare, believes that *Call For Action* has a major national role to play. "When I was in government," he recalls, "I was struck by the need for some procedure that would enable people to place their grievances before those in authority and get prompt action. Sweden has the widely praised ombudsman system in which a single office receives citizen complaints. But Sweden is a small country. In Washington

the Department of Health, Education and Welfare alone receives many hundreds of thousands of complaints and inquiries each year. Multiply that by other departments and agencies and levels of government and the mechanics of an American ombudsman system become immensely complex.

"Furthermore, from what I have seen of government, a letter of complaint often ends up on the desk of the official who made the original mistake.

"On the other hand, *Call For Action* stands apart from government or any other vested interest and thus is able to concentrate on getting results. It is an enormously constructive idea which can help all kinds of people cope with all kinds of problems. More importantly, it can help combat the sense of powerlessness that is so prevalent in our large cities."

Regional Health Conference

The Urban Coalition sponsored the first in a series of regional conferences on urban health issues and action in San Diego, August 24-25.

The format in San Diego relied heavily on residents of poverty communities—the people with the problem—in identifying health issues and priorities for action.

The conference focused national Coalition resources on assisting local coalitions to organize health task forces and hammer out action strategies.

Invited to the San Diego conference were the chairmen, executive directors, health task force chairmen (or persons likely to draw that assignment) and community residents from the eleven western region coalition cities.

The national Coalition sent George Silver, M.D., its executive associate for health, to be chairman of the conference. With him he took Coalition staffers and consultants to assist local coalition members in working through local health problems. The conferences were audited by medical students and students interested in health organization matters.

The takeoff point for this session and future ones is the Coalition's preliminary report on national urban health issues entitled "Health Wanted: for Millions of Americans." A more detailed study of urban health problems "R for Action" will be published later this month by the Urban Coalition.

What They Are Saying

Andrew Heiskell, Chairman of Time Inc., and Co-Chairman of the Urban Coalition, to the Edison Electical Institute Convention:

"We businessmen must lead the way to a resolution of the urban crisis. Many businesses will not prosper for much longer if they are not attuned to and concerned about conditions around them. I find this to be true increasingly in publishing, and I am told it is becoming evident in many other places. Recently, the executive vice president of one of the country's largest manufacturing companies showed me a piece of paper with a list of 37 major business problems he faced. Each one of them involved external factors: problems with his community, city and state officials, the federal government. Each problem would not have existed 30 years ago. Each had to be resolved by the top management of his company. In simple economic teams, we cannot afford to remain uninvolved in matters which will confront us with increasing frequency and urgency."

Joseph B. Nelson Jr., Executive Director of the Racine Environment Committee Inc. at the annual meeting of the Beloit Area Community Council:

"The current crisis also carries a challenge to white Americans to act responsibly. I'm not concerned with the 10 per cent of the people in this country who are bigots or the 10 per cent who are anxious to help. The burden of assuming responsibility for the society in which they live falls upon the 80 per cent who, in this time of testing, are guilty of indifference and apathy. It is their silence which allows bigots to speak for them, and it is their indifference which allows the ghetto to exist."

Chuck Hall, Mayor of Metropolitan Miami, Florida, at a United Fund dinner in Lehigh Valley, Pa.:

"If this audience needed to bring together all the leadership elements of Allentown on a moment's notice to tackle a critical problem—a racial disturbance as an example—would you be able to respond that quickly? How would you communicate with the black community and bring together *all* its leadership elements? What about the business community, labor, religious leaders and the local government leadership? Under what auspices would the action be taken in order to provide a neutral ground—

an independent forum—which could serve as a communicating device and a planning coordinator without being criticized as a political tool or a hand-picked 'voice of the establishment?'

"If you would have difficulty completing the above task at a moment's notice, you can then appreciate the need for an urban coalition in your community."

Communications Skills Bank

A nationwide program to help members of minority groups find editorial jobs in the communications industries has been launched with headquarters in New York City.

The Communications Skills Bank for Minorities is a project of the New York Urban Coalition with the cooperation of the national Urban Coalition. The program, nationwide, is recruiting and placing members of minority groups in editorial jobs on newspapers, magazines, radio and television stations, and in advertising, book publishing and public relations.

New York Coalition Vice President John Murray said the Skills Bank has two key functions:

1. To provide the media with a centralized source of editorial talent among members of minority groups, mainly Negroes and Puerto Ricans, drawn from across the country.

2. To serve as a nationwide clearing house for minority group members interested in editorial jobs, training, evaluation, counseling and information.

"The Skills Bank is registering black and Puerto Rican people with basic qualifications who have had no experience or previous contact with communications as well as those who now hold editorial jobs and who are qualified for advancement," according to Mr. Murray.

The Skills Bank will provide the media, nationwide, with candidates for immediate employment as well as for the numerous training programs across the nation being operated by the industry or individual businesses. It is being directed by Stuart Dim, former Deputy Director of Public Affairs for the New York City Human Resources Administration. Mr. Dim is also a former reporter and editor of *Newsday* on Long Island, the Middletown (N.Y.) *Times Herald-Record,* and the Camden (N.J.) *Courier Post.* He holds a Bachelor's degree in journalism from New York University.

Each candidate in the Skills Bank has a file that contains a resume, work samples where available, and an evaluation of the candidate's aptitudes and abilities. The evaluation and counseling are done by members of a nationwide Skills Bank Advisory Panel, which includes working newsmen, editors, educators, and editorial representatives of the communications industries. In addition, a Steering Committee—comprised of high ranking representatives of the industry—is being established to advise on policy for the Skills Bank and to work within the media to open more opportunities for members of minority groups.

Dim looks forward to cooperation from other coalitions across the country. "I hope they will work within their own communities to inform the local communications industry that there is a Communications Skills Bank based in New York City that can provide them with editorial talent." Posters and brochures about the Skills Bank have been mailed to all local coalitions. For further information contact Stuart Dim at the New York Urban Coalition, 55 Fifth Avenue, New York, New York. Phone 212-691-8210.

REC Industries Inc.

In Racine, Wisconsin, the Racine Environment Committee (REC), the local urban coalition, has developed programs in fields such as employment, education, job training and housing.

Along with its attempts to provide summer employment for inner city youth, REC began to investigate ways to provide meaningful on-the-job training and job opportunities for Racine's hard-core unemployed.

Its committee on general employment originated a small manufacturing concern, with a built-in training unit and on September 9, 1968, REC Industries Inc., was born. It invited seven youths, from 19 to 23, into a training program in skilled machine production work.

Racine's largest employer, the J. I. Case Company, was also the largest benefactor of the program, donating the plant space for the non-profit enterprise, supplying most of the machine tools and fixtures and advancing much of the working capital for the undertaking.

Eight other firms in the town also helped with services and materials. The Manpower Development Training Program supplied some machine tools while classroom equipment came

from the Racine Vocational, Technical and Adult School.

Currently, REC Industries has 21 trainees working and learning under the supervision of a three-man staff provided by J. I. Case.

"What we are really doing is training these youths to be trained," said Robert Ward, a Case employee who helped set up the training company. "We try to avoid the image that we are turning out a complete product here."

Ward said that it took about $22,000 to create the company. Total cost of the program to date is more than $100,000. The company has a contract with the Manpower Development Training Program, which provides salaries, training and counseling for the trainees.

Most of the youngsters in the program are high school dropouts. They are referred to REC by the Wisconsin State Employment Service. The Service conducts a two-week employment motivation and orientation course, which is designed to educate potential employees in the requirements for getting and keeping a job.

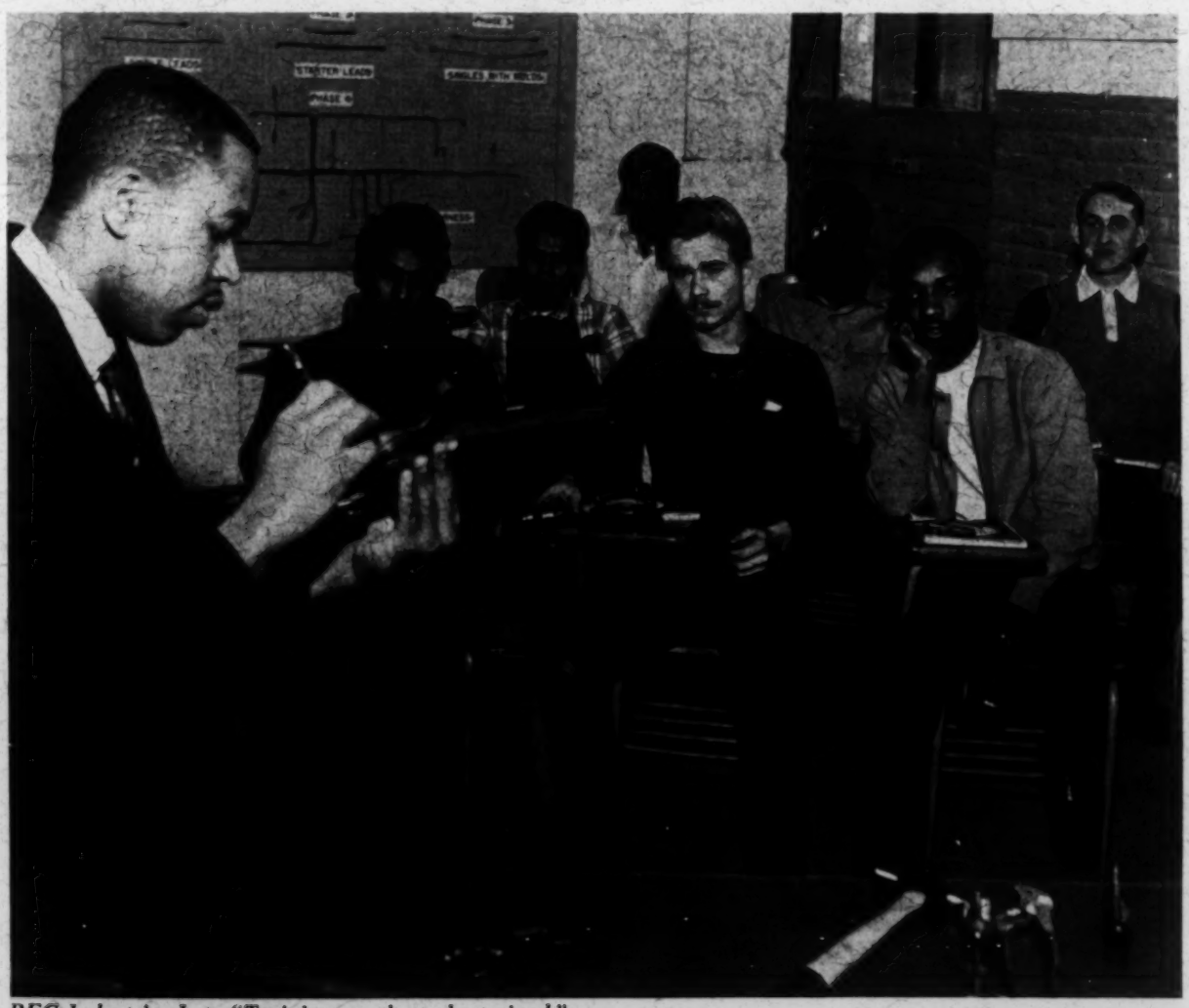
While REC does not guarantee anyone who completes the six-to-ten month course a job, the participating companies have agreed to give first consideration to the trainees when suitable positions open.

Of the first seven persons to go through the program, two have become part of REC's staff, two have gone on to jobs in industry, two have taken jobs in areas outside their training and one has returned to the program for more training.

Charlie Smith, 23 years old and a 1965 high school drop out, was one of the original trainees. A Racine native, Charlie is now a foreman at the training plant.

He held several jobs after leaving school, and then, in his words, "sort of wandered around for a year and a half," before joining the training program. Charlie now makes $2.60 an hour at his job.

"They've got something swell going here, and I think it's helping people," said the black youth. "I got a chance, and there's the same chance for other guys out there on the street."



REC Industries Inc.: "Training youths to be trained."

Report

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Third Class

The Urban Coalition
Report

December 1969

The Urban Coalition Calls For Health Care Reforms

The Urban Coalition has called for a combination of national and community action to bring about sweeping medical reforms aimed at improving health care for all Americans, particularly those in the cities.

In a comprehensive 76-page report prepared by its health task force, the Coalition maintained that while the United States spends a bigger proportion of its gross national product on health than any other country, its health services are inadequate. The report, *Rx for Action,* was prepared under the direction of Dr. George A. Silver, the Coalition's Executive Associate for Health.

According to the report, Americans spend more than $53 billion annually on a "potpourri" of public and private health programs. If these funds were spent more efficiently, the report concluded, many more people would be served and better services could be assured for all.

Poor health affects all Americans, regardless of income, the report said. Not only the poor, but middle income families, blue collar workers, welfare mothers, and all city residents—black, white and brown — suffer from substandard health care.

Community action, according to the Coalition, can generate more immediate improvement for its citizens than almost any national effort. Local successes would also stimulate needed national reforms.

The report urged the local urban coalitions that have been formed in nearly 50 cities to establish their own health task forces. But the Coalition emphasized that the study's findings and recommendations could be used in whole or in part by any local community organization concerned with the quality of health care.

These would include local chambers of commerce, labor and religious groups, local bus-

Dr. George A. Silver, Coalition Executive Associate for Health; John W. Gardner, Urban Coalition Chairman; and Dr. Roger O. Egeberg, Assistant Secretary for Health and Scientific Affairs of HEW at press conference to announce Rx for Action.

inessmen and women's organizations. The same consultant and technical assistance services that the national Coalition intends to make available to its local health task forces would be available to these groups. The Urban Coalition will consult with the major voluntary health organizations to obtain their cooperation.

The Coalition also plans to meet in a series of regional health conferences with local coalitions and other groups.

The report decried the lack of participation of the poor and the non-poor in health services planning and said that no serious effort had yet been taken to train individuals outside of professional groups in this area.

"In both the long and short runs," the report stated, "advances in the health field depend on the will of the American people."

The study emphasized that the "middle-class white community has been too infrequently represented in hospital board membership and in public health bodies, or even on the boards of voluntary agencies."

It said that the poor, specifically blacks, Mexican-Americans and Puerto Ricans, had been left out of the decision-making process. The Coalition urged more representation from these people on hospital boards, health and welfare councils, insurance bodies and public health advisory councils.

Following are some of the principal findings and recommendations of the report:

Malnutrition: With estimates placing the yearly cost of the consequences of malnutrition to the economy at substantially more than the $3–4 billion needed to eliminate hunger, coalitions should work to make more of the proper food more readily available to the public.

Environment: The well-being of the urban poor is being directly threatened by bad housing and air and water pollution. Citizens groups should be formed to educate the poor on such basic matters as housing and health code requirements, their legal rights to services, safety practices and rat and vermin control.

Access to Facilities: More local money is essential to help meet the need of the many communities for more health facilities. Transportation systems and emergency ambulance services could be studied to see if they are geared to the needs of the poor.

Interpreters: Interpreters could be used in clinics and information centers for Spanish-speaking people.

Occupational Health Clinics: Hospital boards could arrange for the development of occupational health clinics to serve local industry and provide advice for health and safety programs for working people from the local community.

Manpower Deficiencies: Through the system of routine volunteer assignments, medical societies could undertake to supply doctors in areas where sufficient numbers are not available. Sub-professionals could be trained to handle many of the duties involved in health care.

The Coalition's study emphasized that many local programs could be immediately launched without waiting for action by the Federal government. But it also pointed out that effective local action will always have to be supplemented and strengthened by effective Federal action. The report called for a national system of financing medical care costs that will give every American access to services without any economic barrier.

Dr. Roger O. Egeberg, who is the Assistant Secretary for Health and Scientific Affairs, commented on the Coalition's recommendations. He said: "The country should be grateful to the Urban Coalition for this type of analysis of the nation's health needs, and planning for the nation's health services.

"The Coalition's proposal recognizes that solving the medical needs of America is not the job of the Federal government alone, but also requires effort and change by everyone."

In compiling its *Rx for Action* the health task force of the Urban Coalition has laid down a battle plan for the war against poor health care in the United States.

Copies are available from the Urban Coalition, 2100 M Street, N. W., Washington, D.C. 20037.

New Members Added to Coalition Steering Committee

Fourteen new members have been added to the Steering Committee of the Urban Coalition. The new additions to the Coalition's policy-making body include businessmen, mayors, a state senator and a physician.

The new members announced by Urban Coalition Chairman John W. Gardner are:

State Senator Joe J. Bernal of San Antonio, Texas. Senator Bernal, an educator and social worker as well as a legislator, is executive director of the Guadalupe Community Center in San Antonio.

Mayor Frank Curran of San Diego, California. Mayor Curran is president of the National League of Cities.

Hector P. Garcia, M.D., a Corpus Christi, Texas physician and a former commissioner of the U.S. Civil Rights Commission.

Ben W. Heineman of Chicago, president of Northwest Industries Inc. Heineman is chairman of the President's Commission on Income Maintenance.

Samuel C. Johnson, president of S. C. Johnson & Son Inc. and president of the Racine Environment Commitee, a local urban coalition.

Mayor Eric Jonsson of Dallas.

Stephen F. Keating, president of Honeywell Inc., and former chairman of the Minneapolis Urban Coalition.

Donald M. Kendall, president of Pepsico, Inc., and chairman of the National Alliance of Businessmen, New York.

Mayor Richard Lugar of Indianapolis.

Donald S. MacNaughton, president of Prudential Insurance Co. and former chairman of the Newark Urban Coalition.

Mayor Jack D. Maltester of San Leandro, California. Maltester is also president of the U.S. Conference of Mayors.

James Roche, chairman of the board of General Motors Corp., and member of the board of trustees of the New Detroit Committee, an urban coalition.

H. I. Romnes, chairman of the board of AT&T, New York. Romnes is also vice-chairman of the National Industrial Conference Board and is a member of the Urban Coalition's task force on education.

Martin Stone, president of Monogram Industries Inc. and chairman of the Los Angeles Urban Coalition.

Mr. Gardner said the Urban Coalition adds to the Steering Committee periodically to assure broad and dynamic representation from the Coalition's constituent elements—local government, business, labor, minority groups and religion.

M. Carl Holman, vice-president of the Urban Coalition for Policy and Program Development; Peter Libassi, Coalition executive vice-president; and Nicholas de B. Katzenbach, former U.S. Attorney General and chairman of the Coalition's law and government task force discuss new approaches to the reform of the criminal justice system spelled out in the Coalition's report Taking the Blindfold off Justice.

Urban Coalition Action Council Supports Welfare Reform

"The time has come to discard the existing patchwork of ineffective and in many ways destructive public assistance programs. You have the opportunity to replace them with a national system of income maintenance that will help people to help themselves but preserve individual dignity in aiding those left behind by society."

With these words, John W. Gardner, Chairman of the Urban Coalition Action Council, began his testimony last month before the House Ways and Means Committee, which is considering President Nixon's proposals to reform the nation's public assistance programs.

At the same time, Mr. Gardner said the Urban Coalition and the Urban Coalition Action Council will give the issue top priority for the months ahead. "It is of the highest importance," he said, "that such lingering myths as the one that the poor in America are people who don't want to work—able-bodied loafers—be erased and that our public assistance programs be overhauled."

In his congressional testimony, Mr. Gardner termed the Administration's reform proposals "extremely important and on the whole well designed," but suggested strengthening them at several crucial points.

"If the proposals are accepted," he said, "the Federal government will for the first time in history accept responsibility for providing a minimum level of payment throughout the nation and for financing it. I would have been very proud had I been able to establish that principle during my tenure as Secretary of Health, Education and Welfare. It is an historic step."

Mr. Gardner also praised the proposals for their emphasis on children, their work incentive features and their greatly broadened coverage.

"Of special significance," he said, "is the inclusion of the working poor for the first time. The complete omission of the working poor is surely one of the strangest anomalies of the present system. A society which values work should surely make some provision for the six million adults who work full-time, year-round, and yet cannot earn enough to bring themselves above the poverty line."

"The strengths of the President's proposals," he said, "could lead us on to an immeasurably sounder and more equitable system of income maintenance. But if the promise of the proposals is to be realized, they must be strengthened at a number of points," among them:

1. Provision should be made for "a nationwide increase in benefits to the poverty level over a specified period of time," with the $1,600 floor proposed by the President serving as a starting point for a phased program.

2. "Adequate provision should be made for 'one-stop' administration of the proposed Federal-state system."

3. While "the improved benefits for the aged, disabled and blind are a welcome step," Mr. Gardner's statement said, "it may be that our ultimate goal should be a single income maintenance system which provides for uniform adequate assistance for all of our impoverished citizens, including needy individuals and couples without children."

4. "Given the elasticity of its tax base, and the economies of scale and efficiency offered by Federal administration, a shift of the welfare burden to the Federal government is clearly one means of resolving the fiscal dilemmas of state and local government."

5. The work requirement provisions of the legislation "should specify job standards and wage rates for 'suitable employment.'"

Finally, he said, "I would emphasize that there must be provisions for job creation, so that the training opportunities won't be a revolving door into continued unemployment. The ideal solution is a public service employment program."

While Mr. Gardner praised the work requirement proposals, he made it clear that there are limits to what can be expected of it.

"Many Americans sincerely believe that people living in poverty are people who don't want to work—or people who don't want *steady* work," he said. "In other words, able-bodied loafers. That is a long way from the truth. Of the 25 million persons living below the poverty line, 15 million are either under 18 or over 65."

"Of the remaining 10 million, nine million fall within the scope of the Administration's family assistance proposals (as being adults in poor families that include children).

"Let us look at that nine million. The Administration estimates that 7.9 million are already working, but earn too little to bring them above the poverty level, or are the wives of such men, or are disabled, or are women who must stay home because of very young children.

"That leaves 1.1 million adults who the Administration feels can significantly help themselves and would thus be required to register

for jobs or work training—600,000 men and 500,000 mothers of school-aged children."

Mr. Gardner also emphasized that "no welfare program can cure underlying conditions."

"The poverty that makes a public assistance program necessary," he said, "is rooted in a variety of historical and contemporary conditions; discrimination, the pathology of the urban and rural slum, inadequate education, insufficient job opportunities in the locality, low pay in jobs not covered by the minimum wage, inadequate social insurance benefits, inadequate provisions for manpower training and so on."

"If we are to get to the root of the problem we shall have to do so through education, health and nutrition programs, the creation of job opportunities, the elimination of slum conditions and similar measures."

Mr. Gardner's testimony, delivered by Ambassador George McGhee, special representative of the chairman, elaborated on the position taken in late June by the full Policy Council of the Urban Coalition Action Council.

Copies of Mr. Gardner's testimony and of the Action Council booklet on welfare reform "Toward A Full Opportunity" are available from the Urban Coalition Action Council, 2100 M Street, N. W., Washington, D. C. 20037.

Coalition Begins Probe of Credit Practices to Low Income Consumers

A preliminary study which examines efforts by commercial banks, credit unions and retailers to make credit available to low-income consumers, has been made public by the national Urban Coalition. The study, entitled, "Consumer Credit and the Low Income Consumer," was prepared after more than five months of field and research work by William G. Kaye & Associates, consultants in the area of consumer affairs.

A major finding showed that the poor can and do pay their bills. "The low-income consumer may at times encounter some difficulty in paying bills when due, but in the end, his performance in paying his full obligation is nearly as good as his more affluent suburban counterpart," the report said.

The 105-page study formed the basis of a November meeting called by the Coalition to look at models that may be successful in extending credit to the poor. The meeting was chaired by Edward C. Sylvester, Jr., former Assistant Secretary in Community and Field Services, Department of Health, Education and

On a recent visit to the Greater Miami Urban Coalition, Chairman John Gardner met with Coalition leaders. He is shown here visiting with some of the minority representatives of the Miami Coalition.

Welfare, and attended by approximately 100 leaders from retailing, the poor, Federal agencies and the White House, banks, organized labor, social action groups, lawyers and consumer and credit organizations.

The report will be further considered at a series of regional meetings, the first of which took place in Minneapolis, December 7-8.

Mr. Kaye, former executive director of the President's Committee on Consumer Interests, stated that "Hopefully, this report—in addition to increasing the availability of low-income credit—will shed some light on the realities and mythologies about the performance of the low-income person in seeking, utilizing and repaying consumer loans and other forms of consumer credit."

Local Coalitions Get Fund-Raising Guidelines

Fund-raising guidelines will be the subject of two national Urban Coalition conferences for local coalition chairmen, fund-raising chairmen and executive directors.

At these "how-to-do-it" sessions members of the national Coalition's Financial Development Advisory Council and other experts will share their expertise in raising money—a vital ingredient behind any successful coalition program—with local leaders.

The first conference, to be held in Philadelphia in December, is for coalitions in the northeast and southeast regions. The other is planned for January for coalition representatives from the midwest and west.

Conference speakers will highlight the keys to successful fund-raising: identifying community leaders; developing a "case"; organizing volunteers for fund-raising, and the "nuts and bolts" of solicitation.

Based on these guidelines, workshops will enable coalition representatives to pinpoint areas for further guidance and to exchange experiences.

The 29-member Financial Development Advisory Council comprises top financial development officers from colleges and universities across the country. One of its primary roles is to counsel local coalitions in organizing successful fund-raising programs. Thus far Council members have individually advised coalitions in 13 cities.

Coalition staff support for the Advisory Council and national fund-raising efforts is provided by David M. Thompson, Assistant to the Chairman; Douglas Lawson, Financial Development Officer; and Walker Williams, Associate Financial Development Officer.

Newark Love Festival Salutes "The Summer Thing"

Through efforts of the Greater Newark Urban Coalition, New Jersey's largest city had a Love Festival on October 5th. A video tape replay of the event was shown on an hour-long, prime-time, NBC national telecast on November 14th.

Based on a series of free, outdoor concerts first given in Harlem, the Love Festival was brought to Newark by WNBC-TV, which secured the help of the Harlem Festival producer, Tony Lawrence. The Love Festival was WNBC's way of honoring Newark's Recreation Planning Council, better known as *The Summer Thing.*

The Newark Love Festival turned out to be quite an autumn event. It turned on as one of the largest happenings in the city's 302-year history. Between 70,000 and 100,000 "beautiful, beautiful people" attended.

Not a single incident marred the massive outdoor spectacular held in Newark's Weequahic Park. For six hours, rock bands, folk and soul singers, comedians and mod entertainers gave performances. Twenty thousand phonograph records were given away. WNBC said the Love Festival was "a major community relations project."

The community effort grew out of Newark Coalition president Gustav Heningburg's plea to New York television stations, just 10 miles away, to devote some coverage to Newark's brighter side. The city had received considerable adverse publicity since the 1967 riot. In response, WNBC-TV Channel 4, asked Heningburg to suggest an activity worth televising that might offset coverage of Newark's problems. Heningburg's recommendation was the Recreation Planning Council or *The Summer Thing,* a program which involves ghetto youth in recreational opportunities.

The Summer Thing was born in late May as Newark looked toward another long hot summer with little in the way of programs to offer out-of-school, inner-city youth.

Supported by the Newark Coalition's Steering Committee, Heningburg put together a prestigious, five-man, voluntary group of co-chairmen. It included both deputy mayors, Paul

Reilly and Lewis Perkins. The representative of business and industry was Al DeRogatis, a Prudential Insurance Company vice president and former football great. John Scagnelli, a vice president of the Council of Social Agencies, served as delegate for more than 150 United Fund agencies and State Assemblyman George Richardson, a black legislator, represented the coalition.

Office space was donated by the Newark Housing Authority. One of the local manpower programs donated office equipment. The Newark Chamber of Commerce agreed to raise $234,000.

The Summer Thing contacted more than 100 community organizations asking them to submit their recreation proposals. Through careful screening and much negotiation, the co-chairmen approved 29 proposals for funding.

In less than six weeks, an office was set up, a volunteer staff was secured, work began on fund raising and a directory was compiled of more than 70 community-sponsored youth programs, public and private. A communications center was established to which anyone could call on any given day and get a listing of recreational activities going on in town. The center also published a daily newsletter listing special events of the day for distribution to almost 100 points in the city. Local radio station WNJR taped and broadcasted daily events all through the summer.

By the end of the summer, the Chamber of Commerce raised almost $200,000. The Engelhard Foundation provided the first $1,000 and an additional $57,000 came from the New Jersey State Department of Community Affairs.

More than 50,000 youngsters participated in *The Summer Thing*. By Labor Day, it was clear that partially-polarized Newark could get diverse people to work together and get things done well and fast.

NBC, impressed with *The Summer Thing*, looked for a fitting salute. It hit upon the Love Festival concerts in Harlem that had attracted hundreds of thousands of New Yorkers. Tony Lawrence agreed to get the talent and WNBC promised to film the gala for television.

The Recreation Planning Council was asked to secure a suitable outdoor location and help attract crowds that would reflect the black/white cooperation that made *The Summer Thing* so meaningful to Newark.

In a scant three weeks, hundreds of details had to be handled. For the first time, the Newark police cooperated with the Black Panthers in crowd control. The city administration and participation of social agencies "was a joy to behold," stated Heningburg. Medical school interns worked with welfare mothers, hip teenagers manned lost and found stations with senior citizens, radical students and conservative professionals joined hands to organize shuttle buses. Ideological, age, language, and racial differences seemed unimportant and for that afternoon friendship, love and pride prevailed and *everybody* "Gave A Damn!"

Shortly after the November 14th national telecast, Gus Heningburg went down to Fayette, Mississippi to help black Mayor Charles Evers plan a Thanksgiving Day, Love Festival for his town.

New Jersey Newsphotos

Gustav Heningburg, president of the Greater Newark Urban Coalition at the Newark Love Festival.

Call For Action Director Named

R. Alexander Grant, the former national director of recruitment for VISTA (Volunteers in Service to America), has been named as the Executive Director of "Call for Action".

"Call for Action" is a project in cooperation with the national Urban Coalition, and is operated by a radio station and a staff of volunteers in a number of cities.

Mr. Grant was born in Newark, N. J. in 1933. He has a B. A. from Bloomfield College and an M. A. from Montclair State College.

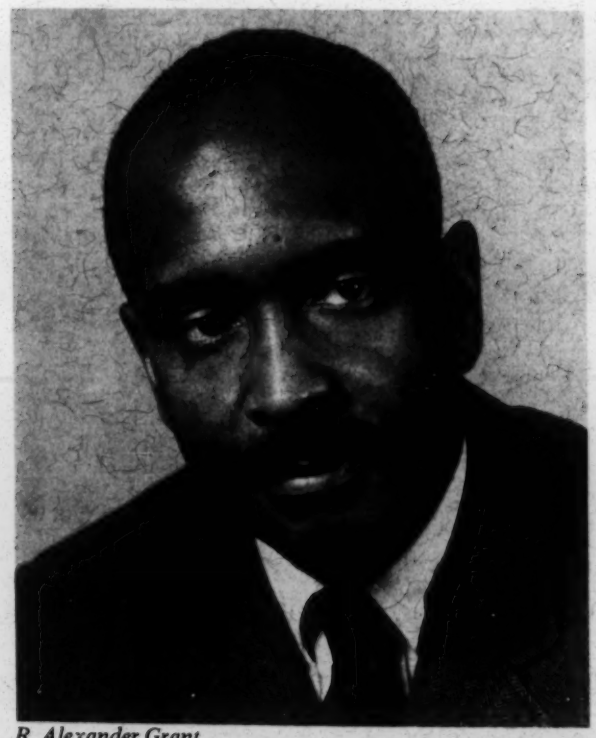
In announcing Mr. Grant's appointment, John W. Gardner, the Coalition's Chairman, said the Coalition hoped to have "Call for Action" programs working in 8-10 cities throughout the country by the end of the year.

Under the project, individuals may call local radio stations for referral to the proper agencies for help with such problems as poor housing, crime, narcotics, hospital care and sanitation disposal.

"Call for Action" was begun at radio station WMCA in New York City by Mrs. R. Peter Straus, wife of the station's owner and co-chairman of the nationwide program.

The project is now on the air in New York, Chicago, Denver and Utica.

Mr. Grant's duties will include policy formulation and coordination for the various "Call for Action" projects.



R. Alexander Grant

Grass Roots News

The Greater Kansas City Urban Coalition has inaugurated a program of tours of the inner-city to give interested citizens, particularly white suburbanites, a first hand view of inner-city housing, schools, business development and recreation facilities. Small groups travel in a modified bus, are given a running description of inner-city conditions, and told of the activities of the Urban Coalition. The tours began with the Greater Kansas City Urban Coalition board of directors and has since included members of the Real Estate Board and service clubs.

The Greater Kansas City Urban Coalition has formed a women's task force, believed to be the first such among local coalitions. The task force is involved in a project with the Welfare Rights Organization and will concentrate in the housing field in 1970.

The Greater Kansas City Urban Coalition is publishing a voter information booklet for the January 20 school board elections, reviewing the qualifications of the candidates and containing their views on key issues.

The new South Bend Urban Coalition already has received preliminary reports from five task forces and this month expects final reports outlining action programs for 1970. The task forces are for education, housing, employment, racial attitudes and conflict, and youth.

Mayor Carl Stokes of Cleveland has announced plans for a "Call for Action" program on station WERE under the coordination of the Cleveland Urban Coalition. "Call for Action" programs, now in operation in several cities, enable listeners to call volunteers at the station to register complaints about deficient city services. The Cleveland program will begin early in 1970.

The Urban Coalition of Minneapolis has a new president, Phillip Harder, senior vice president of the First National Bank. He succeeds Dean McNeal, vice president of the Pillsbury Company, whose term expired.

The Mayor of Winston-Salem, North Carolina proclaimed the week of December 8-12 as "Family and Child Development Week" in conjunction with a project sponsored by the Day Care Association of the Urban Coalition with the co-operation of other child-related agencies. Symposiums on child development and educa-

tion were held throughout the week for parents, school administrators, businessmen, representatives from social service agencies and other interested groups.

The housing task force of the Greater Miami Coalition has completed development of a curriculum for a new course offered at the University of Miami on housing management. The 15-week course followed by on-the-job-training will open up new careers for disadvantaged persons in the management of housing complexes. Key feature of the plan is job commitments for those finishing the course.

The El Paso (Tex.) Urban Coalition has been holding open forums each month on problems affecting the El Paso community. The forums, officially known as Area Council Meetings for Public Information, have dealt with such matters as police protection, street paving, housing, schools and public safety.

The Riverside (Calif.)Coalition, under its vivacious and energetic executive director, Mrs. Ruth Pepe, has convinced the school system that it doesn't have to keep going to such faraway places as Arizona and Texas to hire minority teachers. Through a program set up as a result of coalition efforts five black instructors have been trained and hired from within the Riverside community.

The bail reform program of the Riverside Coalition, operating since mid-September, has reduced the average length of jail stay from 37 to 4 days. Five coalition representatives were among the Riverside officials attending the national Coalition's briefing on new approaches to criminal justice in New York in April; liked what they saw, convinced the Riverside police department to give bail reform a try and since its inception, nearly 60 persons have been released on their own recognizance under the project.

In San Ysidro (Calif.), a small, green colored stucco house has been converted into a health clinic for some 7,000 Mexican-Americans. The clinic treats about 150 persons a week and operates with one full-time nurse, Miss Jeannie Powers. The San Diego Coalition played a major role in creating the clinic and also refurbished and furnished the entire house.

In San Antonio, (Tex.) the coalition has formed a group that it calls the "clearinghouse committee." The committee is interviewing ghetto residents to determine their major grievances. This information is presented to the businessmen on the coalition's steering committee, who then take it to the city agency that can do something about the problems uncovered in the interviews.

Three VISTA lawyers, working under a program co-sponsored by the national Urban Coalition began working in Denver in mid-October. They're working on bail reform.

"Call for Action" got off to an action packed start in Denver in late October with radio station KLZ getting about 150 calls in its first week of operation.

New Urban Coalitions

Since the end of the summer local coalitions have sprung up all over the map. The five newest are South Bend, Rhode Island, Wilmington, El Paso and Chattanooga.

Officially the South Bend (Ind.) coalition is known as the St. Joseph County Urban Coalition. The local Chamber of Commerce in South Bend is staffing the coalition while the search goes on for a full-time executive director. The coalition's chairman is Frank Sullivan, chairman of the board of Frank Sullivan Associates, an insurance firm.

Rhode Island shows there may be some advantages to being small, at least in the sense of coalition. The Rhode Island coalition is the only statewide coalition. It has an executive director-designate, Anthony Agostinelli and a president, Elwood E. Leonard Jr. Leonard is president of the H & H Screw Company, and also chairman of the United Fund Drive.

Wilmington (Del.) is looking for an executive director. Rodney Layton, a Wilmington attorney and vice-chairman of the United Fund in that city is chairman of the new coalition.

In the west Texas town of El Paso they call the coalition the Council for Social Action because that was what it was called before it became a local urban coalition in the beginning of September. Three weeks after it was recognized as a coalition by the national, William Pearson, El Paso's executive director was in Washington with 30 other local executive directors. They met with John W. Gardner.

The Reverend James I. Oliver is the chairman of the coalition, which is the third in Texas.

The others are San Antonio and Corpus Christi.

In Chattanooga they had to wait more than two years before a coalition was actually formed. Interest in creating a coalition in that southern city began with the August 1967 convocation of 1,200 of the nation's leaders that gave birth to the national Urban Coalition.

Co-chairmen of the new Chattanooga coalition are John Slack, general manager of Combustion Engineering and Roy Noel, city youth coordinator. One of the members of the Steering Committee is Mrs. Ruth S. Golden, publisher of the *Chattanooga Times* and sister-in-law of Andrew Heiskell, chairman of the board of Time, Inc. and co-chairman of the national Urban Coalition.

See page *11* for complete list of established urban coalitions.

Miami Case Study

Last fall there were some 340 serious disturbances in high schools in 38 states. One of the most serious—in terms of potential consequences—occurred in Dade County(Miami), Florida, where an integration dispute at Palmetto High School threatened to escalate into a black student boycott of the entire school system.

Trouble was averted, however, when the school board asked the Greater Miami Coalition to step in, establish the facts and make recommendations. A panel of inquiry named by the Coalition did so—quickly and decisively. Its report resulted in important reforms not only at Palmetto, but at other schools in the district, prompting one newspaper editor to comment that "a major breakthrough in better race relations" had been made in Miami education.

A case study of the episode and its aftermath will be published by the Urban Coalition this year. The study will describe the dispute, its resolution, and the key role played by the Greater Miami Coalition.

Copies will be available from the national office of the Urban Coalition.

Miami Coalition Panel of Inquiry members Garth Reeves, publisher of the Miami Times; *Henry King Stanford, president of the University of Miami; and John Halliburton, president of the Greater Miami Urban Coalition and a vice president of Eastern Airlines.*

What They Are Saying

Frederick J. Close, chairman of the board of the Aluminum Company of America, to the annual meeting of the American Mining Congress:

"All [urban coalitions] offer the businessman a unique opportunity to involve himself in a grass-roots, down-to-earth operation that enables him to apply his problem-solving abilities to problems that demand solution as much as they often seem to defy it. They help him to really understand what the problems are and what it will take to get at them. In short, they give the businessman a chance to show that our system can work for everybody. It's a chance that many more businessmen ought to take. I think they are taking a far bigger chance if they don't."

Ambassador George C. McGhee, special representative of the chairman, the Urban Coalition, to the St. Louis Round Table:

"A turn-around must be made and a start towards a reordering of the priorities which will bring up to adequate levels the basic requirements for our national life. In this process other public expenditures, which have hitherto enjoyed high priorities, must be reduced."

Charles W. Bowser, executive director of the Philadelphia Urban Coalition, to a conference of the National Municipal League:

"The direct involvement of the corporate citizen in the initiation and formation of the national Urban Coalition was clear evidence that the corporate commitment to help was emanating from self-interest, rather than the traditional charitable concern. This recognition of self-interest in the solution of the nation's urban problems is, in my opinion, the most dramatic result of the urban crisis of the sixties."

Martin Stone, chairman of the board of Monogram Industries Inc. and chairman of the Greater Los Angeles Urban Coalition, at com-

mencement exercises of Immaculate Heart College:

"Each day that we postpone reconciliation of our actions with objectives motivated by a desire to restore quality of life to our nation, we come a step closer to inevitably extremist solutions. Almost invariably we hide our heads in the sand until our problems become crises which cannot be solved without painfully extreme remedies."

Charles B. Wade Jr., vice president of R.J. Reynolds Tobacco and chairman of the education committee of the Winston-Salem Urban Coalition, at the First Anniversary Meeting of the Norfolk Urban Coalition:

"Leadership is an attitude, an ability to size up a situation, and then make a decisive move rather than sitting back and doing something after the fact. It's easy to find leaders after something happens, they rise to the occasion, but it's something else to marshal people with foresight, with the ability to see an oncoming crisis and make a concrete move for the good of the community to avoid a potential problem."

Arthur Naftalin, professor of public affairs, University of Minnesota, former mayor of Minneapolis, and Coalition Steering Committee member, to the conference of the National Association of Housing and Redevelopment Officials:

"A few months ago the housing authority submitted a request to the city council to increase from 250 to 500 the number of homes it might acquire under the low-rent housing program for scattered site housing and that acquisition be permitted citywide. The council approved the increase but refused to allow citywide acquisition, restricting the program to officially-declared renewal areas. This action struck me as a rather open act of discrimination and I vetoed the entire measure, risking the loss of the additional units. At this point our Urban Coalition of Minneapolis, in which many top business leaders actively participate, called upon the council to sustain my veto and to accede to the authority's original request. The council accepted the coalition's urging and we accomplished a social gain that simply would not have been possible without the interest of key businessmen. We may be the only city in the nation in which public housing is possible on an unrestricted citywide basis..."

Established Local Urban Coalitions

California
Fresno
Los Angeles
Pasadena
Riverside
Sacramento
San Diego
San Jose
Stanford Mid-Peninsula

Colorado
Denver

Connecticut
Bridgeport
Hartford
Stamford

Delaware
Wilmington

District of Columbia

Florida
Miami

Illinois
Springfield

Indiana
Gary
South Bend

Louisiana
New Orleans

Maryland
Baltimore

Massachusetts
New Bedford
Pittsfield

Michigan
Detroit
Saginaw

Minnesota
Minneapolis
St. Paul

Missouri
Kansas City

New Jersey
Montclair
Newark
Plainfield

New York
New York
Niagara Falls
Westchester County

North Carolina
Winston-Salem

Ohio
Cleveland
Lima

Oregon
Portland

Pennsylvania
Erie
Harrisburg
Philadelphia
Reading

Rhode Island

Tennessee
Chattanooga

Texas
Corpus Christi
El Paso
San Antonio

Virginia
Norfolk

Washington
Tacoma

Wisconsin
Racine

Report

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National Urban Coalition
Report
Washington, D.C.
March 1970

The Urban Coalition and Urban America Merge

The early March merger of the Urban Coalition and Urban America Inc. into the National Urban Coalition "gives us one body better able to define and clarify the highest priority problems of urban areas," said John W. Gardner, chairman of the combined organization. "It will help us in our effort to make the nation aware of those problems and to initiate significant action on them," he added.

Urban America Inc. was formed in January, 1965, as a continuation of the American Planning and Civic Association, and in December of that year merged with the Action Council for Better Cities. Its major programs have been in the areas of information gathering and dissemination, technical assistance in housing, and urban design and planning. Last year it adopted an organizationwide focus on the subject of urban growth policy.

Urban America was one of the groups which stimulated formation of the Urban Coalition, along with the U.S. Conference of Mayors, National League of Cities, and Potomac Institute. Organized in the summer of 1967, while smoke still hung over the streets of Detroit and Newark, the Coalition represented a coming together of national leaders in business, labor, religion, local government, and civil rights both to ask and to offer a greater commitment to improving the conditions of urban life which had bred civil disorder.

The Coalition at first focused its attention on immediate remedies to these conditions (in such areas as employment, housing, and health.) More recently it has broadened its concern to encompass changes in the national attitudes, priorities, and institutions; the systems of urban government and development, by which these conditions are created and perpetuated.

The merger represents a continuation of this broadening process, Gardner said. It means that the Coalition will be more involved in problems of urban development and environment—*in addition to* its root concern with problems of urban life, not *instead of* this concern, he emphasized.

In particular, he said that the National Urban Coalition would continue Urban America's major program in the field of urban growth policy.

The need for such a policy has risen rapidly on the national consciousness, Gardner said. It has become increasingly clear that America must take a positive hand in shaping its future.

William D. Eberle, former chairman of Urban America, is one of the four co-chairmen of the combined organization. He and Whitney M. Young Jr., executive director of the National Urban League, join Andrew Heiskell, chairman of Time Inc., and A. Philip Randolph, who have been co-chairmen of the Urban Coalition. Heiskell has been chairman of the board of Urban America and Young is on the board. These four men also serve on the executive committee, which determines policy for the new organization.

Peter Libassi, executive vice president of the Urban Coalition, retains the same title under the new formation. He is responsible to Gardner for the direction and supervision of the merged staffs of the two organizations.

City magazine, the bi-monthly review of Urban America, will continue publication in expanded form under the direction of its present

editor, Donald Canty, who joined the Urban Coalition as its editorial director on January 1.

Initially, the National Urban Coalition is operating out of two headquarters, the Urban Coalition's at 2100 M Street, N.W. and Urban America's present offices at 1717 Massachusetts Avenue, N.W. Eventually, the entire operation will shift to the M Street location.

The Urban Coalition has 66 professional staff members and Urban America has a staff of 48 professionals. The Urban Coalition's budget for 1970 is $4.7 million. Urban America has a budget of $1.5 million. Libassi emphasized that the combined budget would be less than the $6.2 million total for the two bodies.

Ten of the board members of Urban America have been added to the National Urban Coalition's steering committee, joining the five from the board of Urban America who were members of the Coalition's steering committee prior to the merger.

The steering committee provides the membership of the smaller executive committee, which meets when the steering committee is not in session. The new steering committee will have 74 members. The membership of the new executive committee will now total 19.

New Appointments

The beginning of the 1970s witnessed some key staff additions and changes at the National Urban Coalition. These occurred partly in response to the merger of the Urban Coalition with Urban America Inc., and partly to strengthen the capacity and effectiveness of the organization.

John W. Gardner, chairman of the Coalition, announced the appointment of Donald Canty as editorial director. A 41-year-old native of Oakland, Calif., Canty had been director of the Urban Information Center of Urban America.

At the National Urban Coalition he is in charge of publication services and the reference service for the press on urban affairs. In his previous position, he supervised the production of Urban America publications and was editor of Urban America's bi-monthly magazine, *City*.

Canty was managing editor of *Architectural Forum* before joining Urban America's Washington staff in March, 1967.

An author, he wrote "One Year Later," a first anniversary assessment of response to the report of the Kerner Commission, prepared by Urban America and the Urban Coalition.

He also edited "The New City," a book published by Urban America for the National Committee on Urban Growth Policy. Canty wrote "A Single Society," which was published in November.

In another recent appointment, James O. Gibson has taken a leave of absence from the Potomac Institute to head the Coalition's newly created policy and planning committee staff. The 35-year-old Gibson brings extensive experience to his new position.

He has been with the Potomac Institute, a nonprofit organization concerned with human relations, for more than three years. Prior to that he served as a consultant for the planning session for the White House Conference on Civil Rights. His other positions in the area of urban affairs have included director of the Neighborhood Development Center of the United Planning Organization and program consultant for the Board of Fundamental Education in Indianapolis.

Donald Canty

James O. Gibson

The Coalition's policy and planning committee, established in early January, serves as a central policy unit for all phases of Coalition activities and has final staff responsibility for the development of issues on which the Coalition should act. The committee explores and develops new lines of growth for the Coalition, including such areas as urban growth policy and the setting of national budgetary priorities. It also evaluates all existing activities.

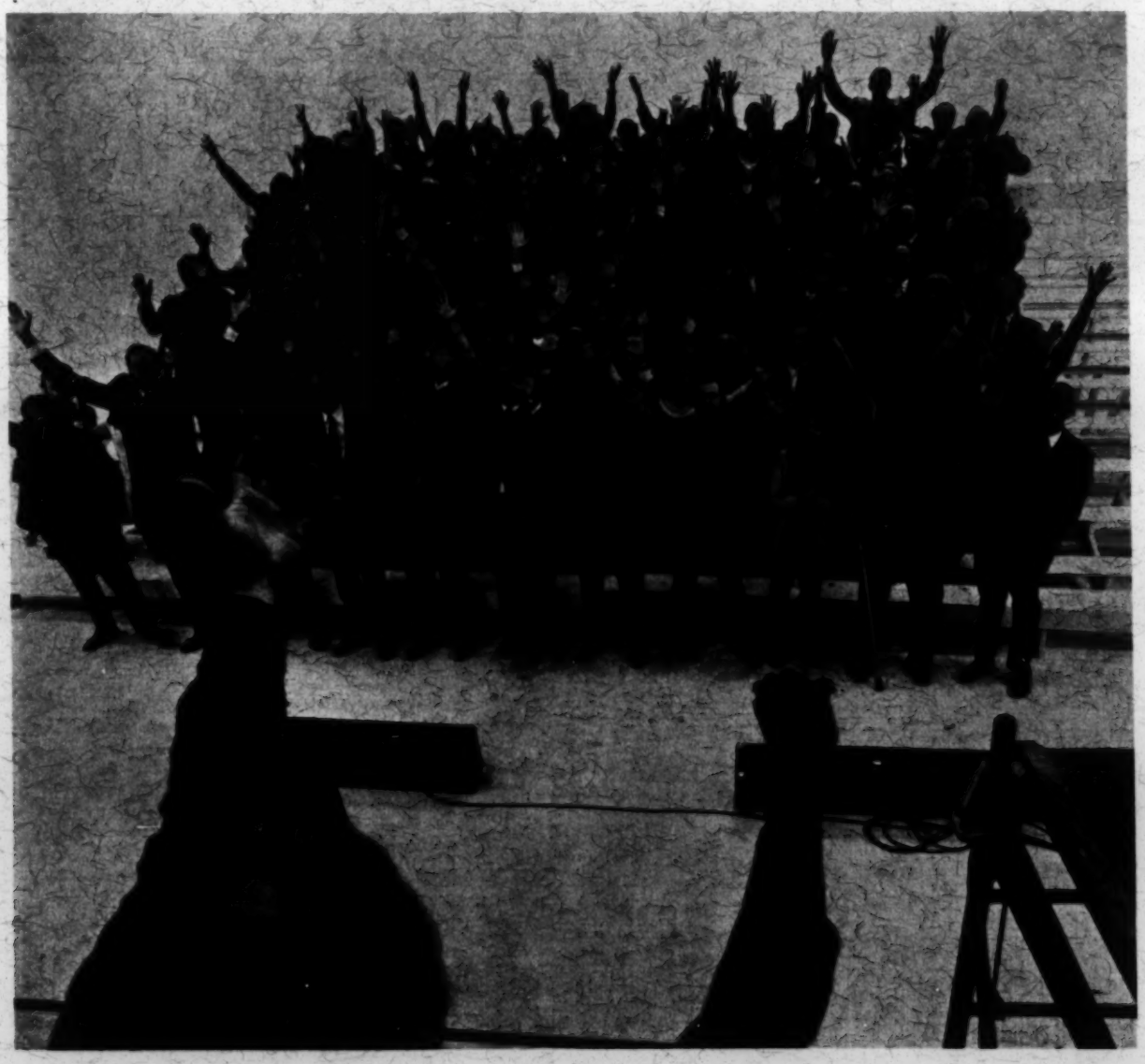
The policy and planning committee comprises Gardner, Peter Libassi and M. Carl Holman. Libassi continues as executive vice president of the Coalition. Holman's new title is vice president for policy and planning and chairman of the Urban Coalition policy committee.

In other key personnel developments, Gardner designated two new vice presidents for the Urban Coalition. Thomas R. Mathews, formerly Coalition communications director, was named vice president for communications, and John A. Buggs was named a vice president for field operations. Buggs had been director of the local coalitions division. In announcing the appointments Gardner stated, "Both Tom Mathews and John Buggs have proven their value to the Coalition and have demonstrated a high degree of skill and talent. We are fortunate to have them as key members of the staff."

Coalition Television Message Premiered

An Urban Coalition public service television message, featuring some 120 well-known people in America of all races and persuasions, was given its world premiere this month on the Ed Sullivan Show.

The message will be shown on network and local television stations throughout the year as the top-priority campaign of the Advertising Council, which coordinates messages in the public interest for the television industry. The Council has called the Coalition public service mes-



sage "the most important campaign in America" as well as the best technically and the most exciting of any it has sponsored.

Scores of concerned Americans from the fields of government, industry, entertainment and the arts, athletics, civil rights, and social action responded to an invitation from Urban Coalition Chairman John W. Gardner to participate in the December filming. All donated their time.

The film, which will be shown in 30-second and one- and two-minute versions, shows the group joined by the cast of the musical "Hair," singing "Let the Sun Shine In," from that show.

Former Supreme Court Justice Arthur Goldberg was there, and opera star Leontyne Price, Fannie Lou Hamer, Chet Huntley, Dan Blocker, Whitney Young, Andrew Heiskell, Ray Charles, Roy Wilkins, David Susskind, Bayard Rustin, John Gardner, Henry Fonda, Jack Dempsey, Ossie Davis, Ali MacGraw, Johnny Carson, Mildred Dunnock, and too many more to list.

It was, as John Gardner said, "a cross section, as varied as the country itself."

The project was part of the Urban Coalition's effort to reverse the forces of divisiveness and anger in America and foster constructive attitudes toward people and the problems of the cities. A complementary print campaign will run simultaneously in magazines and newspapers across the country.

Joshua Logan directed the filming. Mitch Miller was the musical director. Ketchum, MacLeod & Grove is the ad agency. Tom Mathews, Urban Coalition vice president for communications, coordinated the project.

The television message cannot be described in words. Watch it.

Police Reform Conference

How can police departments become more effective, and at the same time more fair, in dealing with crime? This was the two-pronged subject of a February 5-6 conference on police reform held in Washington under the cosponsorship of the National Urban Coalition and the Lawyers Committee for Civil Rights Under Law.

During the two-day meeting, participants discussed both the underlying causes of current inadequacies in police departments and strategies for overcoming them, including ways to administratively restructure police departments, to decentralize some of their activities, and to involve citizens more actively in law enforcement.

"When you talk about police-community relations, what you're really talking about is the hostility between the police and the black community," said Mark Furstenberg, of the International Association of Chiefs of Police. As one means of overcoming this hostility, Furstenberg suggested establishing neighborhood advisory boards and bringing civilians into the stations to work.

Gerald Caplan of the Urban Institute raised the possibility of a civilian chief of police, and Bruce Terris of the Center for Law and Social Policy in Washington, D.C., discussed that city's efforts—and the first real national attempt—at a model police precinct, governed by a recently elected board made up of members of the community and the police.

Sheldon Krantz, executive director of the Committee on Law Enforcement and the Administration of Justice in Massachusetts, placed much of the blame for police problems on mayors, many of whom, he charged, have abdicated their policy-making responsibility in the field of criminal justice. As a result, Krantz said, the police have moved into the vacuum, making decisions about everything from selective enforcement to a city's firearms policy.

"Right now," said Krantz, "if I were going to give a grant as a state agency to a city to do planning in criminal justice, the mayor would turn it over to the police because he doesn't have anybody at the city level thinking about crime control. Somehow we have to remove the police from the center of the universe and have to centralize within the mayor's office responsibility for policy making as it relates to police and crime control services."

Lawyers at the meeting shared their legal experience in tackling police problems. Richard Sobol of the Washington Research Project described a suit brought against the District of Columbia Police Department charging discrimination in the hiring and promotion of minority officers. Henry diSuvero reviewed his efforts to put the Newark Police Department into "receivership" (control by the federal district court) because of the department's failure to act in accordance with either state or constitutional law. From Chicago and California came lawyers involved in defending such political radical clients as SDS and Black Panther leaders. Charles Garry, defense attorney for Black Panther leader Huey Newton, told of the importance of defending dissident members of society, and the difficulty of achieving justice in what he called a "racist judicial system."

A complete report of the meeting will be available at the end of March upon request from the National Urban Coalition's law and government division.

Local Coalition Chairmen Meet

Ten local urban coalition chairmen came to Washington on February 16 to meet with John Gardner and other National Coalition staff members. The session provided an opportunity for free exchange of opinions and ideas on the potential of the coalition concept with special focus on local issues.

At a luncheon meeting members of the National Coalition staff outlined national programs and priorities for the group. Attention was given to possible linkage with local coalition programs.

The potentials within a community as well as the problems faced by local coalitions were the topics of a subsequent session with John Gardner. Not surprisingly, the major problems faced differed from city to city and the discussion ranged from operational difficulties to questions of broad policy.

Based on the apparent success of the meeting, the National Coalition hopes to repeat the format in the future.

Coalition chairmen attending were: R. Stewart Rauch Jr., president, Philadelphia Saving Fund Society, Philadelphia; John Brundage, president, Bankers National Life Insurance Co., Montclair, N.J.; Martin Stone, president, Monogram Industries Inc., Los Angeles; Edward L. Ginzton, chairman of the board, Varian Associates, Palo Alto; Phillip Harder, senior vice president, First National Bank of Minneapolis; Philip Nason, president, First National Bank of St.

Paul; John Milton, president, Peck Paper Specialties Co., St. Paul; Samuel C. Johnson, chairman and president, S. C. Johnson & Sons Inc., Racine, Wisc.; and Max Fisher, chairman of the board, Fisher-New Center Co., Detroit.

Housing Task Force Program

The National Urban Coalition housing task force is completing work on a far-reaching set of proposals designed to help break federal program bottlenecks and stimulate more low- and moderate-income housing.

Task force cochairmen Joseph Keenan, Walter Reuther, and David Rockefeller said the recommended program will call for:

—Restructuring of the "upside-down" housing subsidies system which makes it possible for many localities to ignore the housing needs of lower-income families while entangling localities that want to move with self-defeating red tape.

—Reorganization of lower-income housing programs to enable them to operate regionally or statewide, thus improving both production and process.

—Federal powers to cut through restrictive codes on federally assisted housing and to meet housing needs directly when other levels of government fail to do so.

—Adoption of a massive land banking program to acquire, in advance of need, land for public purposes, including subsidized housing.

The task force, acting on authorization from

Housing task force members the Rev. Channing Phillips; James Rouse

David Rockefeller chairs a recent meeting of housing task force. From left, Rockefeller, chairman of Chase Manhattan Bank; Gerald Rothenberg, professor at MIT; Herbert M. Franklin, Coalition executive associate for housing; Solomon Robinson, Coalition executive associate for open housing; and Walter Reuther, president, United Auto Workers (in foreground)

the executive committee to develop these points, discussed a first draft of the program early this year. The cochairmen are now considering refinement of the draft.

In a parallel effort, with the aid of experts from IBM and the Massachusetts Institute of Technology, a task force subcommittee is developing three computer models to analyze housing cost variables in the case of single projects, a metropolitan area, and the economy at large.

The task force is also reviewing its long-term mission with respect to new towns and other urban growth issues.

New members who have joined the group are John Z. DeLorean, vice president of General Motors Corporation and general manager of the Chevrolet division; Governor Daniel J. Evans of Washington; the Rev. Channing Phillips of Washington, D.C.; Charles M. Tucker of Tucker Realty Company, Pontiac, Mich., and Jerry Wurf, president of the American Federation of State, County, and Municipal Employees, AFL-CIO.

From the Locals

■ The health and welfare task force of the Greater Miami Coalition sponsored a second annual communitywide legislative briefing on February 24. At the meeting, which was open to the public, private and public agencies presented proposals on a variety of issues to members of the Dade County delegation to the state legislature.

■ New president of the Miami Coalition is Edward G. Grafton, an architect and long-time advocate for the development of low-income housing. Outgoing president is John H. Halliburton, a vice president with Eastern Airlines.

■ Judge Ralph Kelly, federal referee in bankruptcy, and former mayor of Chattanooga, Tenn., has agreed to serve as chairman of Chattanooga's education task force. Kelly was a participant in the emergency convocation which created the Urban Coalition in August of 1967.

■ Joseph Wyke, new executive director of the Wilmington (Del.) Coalition, reports that the Coalition sponsored a public meeting in February on the police-community relations issue. Community members made a number of specific suggestions for improving the situation. Following the meeting, members of the Coalition's task force on police-community relations met with the Wilmington public safety commissioner and the chief of police to present the recommendations and explore further steps. Coalition chairman there is Rodney M. Layton.

■ In the same vein, the San Diego Coalition's law and justice task force has compiled a study on the image of the San Diego police as seen by the people of the community. The Coalition is presenting the study to the police department so it can take a look at itself and perhaps make some changes.

■ Insurance executive and former state senator Laurance Eustis Jr. was elected president of New Orleans' Metropolitan Area Committee for 1970, replacing Sam Israel Jr.

■ Walter N. Rothchild Jr., former president of the Abraham & Straus department store chain was named chairman of the New York Urban Coalition. He succeeds Andrew Heiskell, chairman of the board of Time Inc.

■ The New Bedford (Mass.) Urban Coalition, along with Police Captain Harry Kenyon, who is a member of the Coalition's planning committee, has been instrumental in setting up a Rumor Control Service. Talks before Rotary and women's clubs are producing court observers that will help to cool tensions and lay to rest rumors or possibly validate charges of alleged police misconduct against black and Puerto Rican youth.

■ An all-day welfare seminar sponsored by the Newark Urban Coalition was hosted by Prudential Insurance Company on February 17. Each of the 100 business leaders and top local, county, and state welfare officials attending was paired with a hostess—all members of the Newark Welfare Rights Organization. The Nixon Administration welfare reforms and their potential impact plus state and local welfare programs were explained in layman's language.

■ The Urban Coalition in El Paso (Tex.) has been continuing with its monthly open forums on the problems of that community. Early this year the Coalition held one forum entirely in Spanish. About 55 per cent of the city's population is Spanish-speaking.

■ In Los Angeles, the board of education's Mexican-American Education Commission has urged the substitution of parent-teacher consultations for report cards. At the beginning of the year, a parent-teacher consultation was held in lieu of report cards. Forty-five thousand ele-

mentary school children, mostly Mexican-Americans, were involved. About 90 per cent of the parents participated in the project.

The chairman of the Mexican-American Education Commission is the Rev. Vahac Mardirosian, who is a member of the board of directors of the Los Angeles Coalition and of the Coalition's education task force.

■ The New Detroit Committee has voted $1.6 million to its housing component, the Metropolitan Detroit Citizens Development Authority, to accelerate the authority's lower- and middle-income housing program.

The authority, with 905 construction starts and commitments for 423 more, is believed to have generated more lower-income housing last year than any other nonprofit authority or state or city government in America. It hopes to roughly double that record in 1970.

■ A Black Leadership Conference was sponsored by the Greater Kansas City Urban Coalition March 11-13. Representatives of some 25 community organizations were invited to help shape the Coalition's economic development program and to discuss the community's voice in the political structure.

■ The first full-time executive director of the new Sacramento Urban Coalition is Tony Vasquez, who was formerly with the Office of Economic Opportunity. Vasquez has a simply expressed goal for the new coalition: "To get it into action."

■ The Stanford Mid-Peninsula Urban Coalition has embarked on a $1-million fund raising drive to capitalize a housing development corporation, which will act as a parent, or umbrella agency, for smaller nonprofit sponsors of low- and middle-income housing.

Coalition Executive Director Ira Hall says the corporation's goals will be construction of 350 new units the first year, 450 the second, and 700 in the third year.

GI's Tithe Pay for Social Reform

John W. Gardner gets approximately 400 letters a month. Some offer advice. Some complain about urban problems. Some thank him and the Coalition for the job they're trying to do to solve some of these problems. Some say the Coalition is not doing enough.

A letter dated December 18, 1969, from Monterey, Calif., was different from the rest.

"We are a group of servicemen who are deeply concerned about the future of this country," it began. Before it ended, two single-spaced, typewritten pages later, the signers, 10 servicemen from the Defense Language Institute in Monterey, had put forth a proposal for radical social change in the United States.

The servicemen, most of whom had assignments for Vietnam duty, proposed that in the decade of the '70s, individual citizens reallocate $20 to $50 billion of personal income for programs of social reform to supplement whatever the federal government is willing to finance.

They urged that if one-tenth of the nation's population could be persuaded to tithe 10 per cent of their income after taxes for the 10-year period, than $50 billion could be raised.

"In truth, a tithe is not all that much," the young men wrote in their letter to Gardner. "It would not mean that we middle-class Americans would starve or even lead a marginal existence. It would not mean we would have to interrupt our careers or change our life styles. It would only mean that we would have to deny ourselves some of the luxuries of modern America."

To back up their unusual proposal, the 10 enlisted men each submitted checks amounting to 10 per cent of their month's pay, made out to the Urban Coalition. In the letter they emphasized they would continue to send one-tenth of their monthly checks to those organizations that they felt were working toward the goals they would like to see achieved through a program of social reform.

The soldiers envisioned such a program as having the following effects:

1. Money would begin to move into depressed areas. This money could help to build a power base for blacks, browns, and other minority groups.

2. An atmosphere of hope might replace the sense of futility they believe now characterizes the nation's social climate.

3. The cause of social moderation might be revitalized. The 10 enlisted men believe that the country is now without clear leadership or direction. They feel that a decade of personal sacrifice by "liberals and social moderates" might help such elements to regain leadership in the nation.

In closing, the soldiers wrote:

"Some straightforward and aggressive attack on the social ills of America must be taken if we are not to be pronounced incurably sick. We have had more than enough reports, we have read more than enough books to realize how

critical the situation is. Somebody has to do something. Who is it going to be if not us?"

Early this year Gardner visited the soldiers in Monterey to thank them personally for their concern and action. At that time he also agreed to convey their second month's checks to Meharry Medical College, a Negro institution in Nashville, Tenn.

Nine of the 10 men were studying Vietnamese at the language school. All are college graduates and all describe themselves as "social moderates."

"We are acting as individual citizens, not as soldiers," said Richard Olsón, 23, a Dartmouth College graduate from Burlington, Iowa. "We see this as a challenge to the liberal-moderate leadership, an answer to the question, 'What can we do?' "

Gardner spoke with the group for two hours and said he would try to assist them in their objectives.

"It seems to me that when 10 individuals get together and decide they're going to take 10 per cent out of their paycheck for something they believe in, that's something," said Gardner. "That's really something."

An Answer to "What Can We Do?": John W. Gardner with serviceman Richard W. Olson

John W. Gardner addressed a Call For Action press conference at the offices of McGraw-Hill Publications in New York on January 29th in which he announced that Call For Action projects were in operation in eight cities and were developing in 13 more. From left: Mrs. R. Peter Straus, founder of Call For Action; Joseph H. Allen, president of McGraw-Hill Publications and co-chairman of Coalition communications task force; and R. Alexander Grant, executive director of Call For Action.

Recent Publications

Urban Coalition

Miami School Integration: Someone Finally Listened . . . adds a positive note to the national debate over integration. The Coalition study tells of a crisis in education in Florida's Dade County and of the steps taken to resolve it. Although the results are not all in yet, it is agreed that "a major breakthrough in better race relations" was made in Miami education. Copies available from National Urban Coalition, 2100 M Street, N.W., Washington, D.C. 20037.

Richard Hatcher, mayor of Gary, Ind., and Julian Bond, member of the Georgia legislature —both Coalition steering committee members —delivered eloquent addresses at the meeting of the Urban Coalition steering committee on December 10. Because of their significance, the speeches have been reprinted and are available from the Coalition.

It's annual report time again. The Urban Coalition's *Second Annual Report* makes its debut this month. If you want to find out what we're all about, this report will fill you in on our priorities, programs, and achievements in 1969. Copies will be mailed to all those receiving *Report*. Additional single copies available from this office.

Others

John Gardner's speech before the National Press Club in December has been published by the Urban Coalition Action Council. The speech, entitled "The 1970s: Time to Wake Up," challenges us to "make a heroic effort to alter both our mood and our state of inactivity" as we enter the new decade. Available from the Urban Coalition Action Council, 2100 M Street, N.W., Washington, D.C. 20037.

The Urban Institute has put out an invaluable directory of *University Urban Research Centers* which lists all such centers and details the type of research being carried out. It describes each center's purpose, past and present projects, and major fields of emphasis. Copies are $3.50 from the Institute at 2100 M Street, N.W., Washington, D. C. 20037.

Business Week has reprinted its special report on business involvement in social problems from its November 1 issue. The 12-page report, "The War Business Must Win," looks at projects underway and assesses businesses' contribution to urban improvement to date. Fifty cents per copy from Reprint Department, Business Week, 330 West 42nd Street, New York, N.Y. 10036.

What They Are Saying

Richard G. Hatcher, mayor of Gary, Ind., and Coalition steering committee member, to a meeting of the committee:

"Cities urgently need the influence, power and prestige of business, labor, church, and minority leaders on behalf of efforts to improve conditions in the cities. . . . If joint and coordinated action can take place, the end of the urban crisis will be in sight and a true coalition of concerned and responsible Americans will have been born."

Julian Bond, member of the Georgia legislature and of the Coalition steering committee, to a committee meeting:

"The problem for those interested in political change achieved through political action is how to get these people [from all segments of the political spectrum] to act in concert—to vote together, let us say, or to march together, or to demonstrate in unison that they seek common solutions to their common problem, the inhumanity of 20th-century American life. . . ."

David Rockefeller, chairman of the board of Chase Manhattan Corp., Coalition steering committee member and cochairman of its housing task force, to a Buffalo Chamber of Commerce dinner:

"Good corporate citizenship does not mean feeling guilty about making profits. Quite the contrary, abandon that measure and you won't be a corporate citizen for long. Profit is not now and never has been a measure of the businessman's morality; it is a measure of his efficiency, and there is no substitute for it. However, good corporate citizenship does mean taking the longer view of what is and what isn't efficient. . . . The businessman must realistically calculate the social costs and benefits of his actions to keep his business profitable. In short, he must learn to do good if he hopes to do well."

Report

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Third Class

JW, ~~HC~~

The National Urban Coalition
Report
March 1971

Urban Study Begins

The National Urban Coalition's Commission on the Cities in the '70s, formed to evaluate implementation of the recommendations of the 1968 Kerner Commission, launched its study of the state of the nation's cities with Atlanta, Ga., at the end of February.

Senator Fred R. Harris, Democrat of Oklahoma, who is co-chairman of the commission with Mayor John V. Lindsay of New York, led a delegation of six commissioners on a two-day visit to the Southern city. Other cities in the study will be Newark, Detroit, Los Angeles, El Paso, and Tucson.

In addition to Senator Harris and Mayor Lindsay, the 13 members of the commission are: Mrs. Lucy W. Benson, president, League of Women Voters, Washington, D.C.; Robert V. Hansberger, president, Boise Cascade Corporation, Boise, Ida.; the Rt. Rev. Geno C. Baroni, director, Center for Urban Ethnic Affairs, Washington, D.C.; Jacob Clayman, administrative director, Industrial Union Department, AFL-CIO, Washington, D.C.; Denis Hayes, national coordinator, Environmental Action, Washington, D.C.; Daniel J. Evans, Governor of Washington; Mrs. Aileen C. Hernandez, president, National Organization for Women, and western regional director, National Committee Against Discrimination in Housing, San Francisco; the Rev. Jesse Jackson, national director, Operation Breadbasket, Chicago; Henry Santiestevan, executive director, Southwest Council of La Raza, Phoenix; J. Irwin Miller, chairman, Cummins Engine Company, Columbus, Ind., and Whitney M. Young Jr., executive director, National Urban League, New York.

The commission will reveal its findings and make its recommendations in a written report in May to the Coalition steering committee.

From the Locals

■ Gustav Heningburg, president of the Greater **Newark** Urban Coalition, has entered a dispute between the Newark Teachers Union and the Board of Education as a "moderator."

The coalition arranged four special telephone lines to receive information and keep the public informed of the latest developments in the teachers' strike. Phones are manned 24 hours a day by staff members and volunteers and a strike report is broadcast over a local radio station at least once a day.

■ As a result of a probe by the **Sacramento** Metropolitan Urban Coalition that revealed discriminatory hiring practices in the canneries in the area, and subsequent urging by the coalition, the California Fair Employment Practice Commission says it now finds justification for conducting a formal investigation of its own.

The commission had earlier received complaints but delayed hearings until the coalition findings were made known.

■ The **San Diego** Urban Coalition has been instrumental in developing a proposal for a community relations board through which citizens' input can be channeled into the formulation of police programs.

The board will be composed of model neighborhood residents, students, policemen, and professionals in the areas of correction, probation, and other law and justice related areas.

The body is expected to supply the names of prospective nominees for membership on civil service boards related to the hiring and promotion of police officers in the model neighborhood, review existing police facilities and recommend new ones, and also recommend the transfer or retention of police officers operating in the model neighborhood.

■ The **Philadelphia** Urban Coalition has received two federal grants, totaling almost $650,000, for the recruitment and training of 180 minority workers to be placed in the five construction trades.

The goal of the coalition is to train men as sheet metal workers, steamfitters, electricians, plumbers, and elevator constructors. Under the contracts, the coalition will recruit, evaluate, counsel, and provide additional follow-up services for trainees with full or partial journeyman construction trade experience.

■ The Urban Coalition of Greater **Flint** (Mich.) will form at least five task forces to study race problems in Flint. The task forces will assess the needs of Flint, study what is being done, and make their own recommendations.

■ The NUC affiliate in **New Orleans,** the Metropolitan Area Committee, has been investigating, along with other interested groups, ways to ease low-income housing problems in the city.

At the end of 1970, MAC recommended to Mayor Moon Landrieu that a cooperative effort to develop a "new and progressive overall housing strategy for New Orleans" be launched.

Early last month the Mayor announced the appointment of a committee to achieve that goal. Within 90 to 120 days the committee is to develop a basic approach to solving New Orleans' housing problems. Implementation of the recommendations is expected to be a major MAC project in 1971.

Meeting on Urban Problems

A three-day conference entitled "Our Governments in Trouble or Transition: Closing the Accountability Gap," held at Airlie House in Warrenton, Va., drew more than 100 experts to discuss solutions to urban problems.

Sponsored by the Coalition and financed by a Ford Foundation grant, the conference was addressed by Governor Nelson A. Rockefeller of New York, George Romney, Secretary of Housing and Urban Development, and Richard Gordon Hatcher, Mayor of Gary, Ind.

Follow-up meetings are scheduled for Illinois, Maryland, Massachusetts, North Carolina, Texas, and Washington.

Alternative Budget Released

"Counterbudget," the alternative national budget study directed by Robert Benson of the Coalition, was released to the public on February 21.

The report will be published on April 30 in hard-cover and paperback by Praeger Publishers. Advance copies of the paperback edition will be available by the end of March.

The study outlines proposed shifts in federal revenues and spending from 1971 to 1976. It represents the most comprehensive effort undertaken by a private organization to study competing needs set against limited available funds.

Sol M. Linowitz, chairman of the Coalition, emphasized that NUC would seek to use "Counterbudget" as a vehicle to persuade a broad segment of the American public to become involved in the shaping of national priorities.

Steering Committee Expanded

The steering committee has reached a membership of 73 with the addition of four Mexican-Americans. The recent additions are Tony Lovato, assistant director of the Latin-American Research and Service Agency in Denver; Gumecindo Salas, coordinator for the Spanish-speaking intensive teacher-training program for the Detroit Board of Education; Marta Schlatter, a member of the faculty of the School of Social Work at San Diego State College; and Lorenzo Patino, president of Sacramento Concilio Inc. Patino, 23 this month, becomes the youngest member of the steering committee.

Housing Center Spins Off

At a luncheon early last month attended by HUD Secretary George Romney, Coalition President Jack H. Vaughn, announced that the Coalition's Nonprofit Housing Center had become an independent affiliate.

"The Center has become an effective and successful organization on a national basis and no longer needs direct, day-to-day involvement from The National Urban Coalition," Vaughn said. "Therefore it will remain a closely affiliated partner of the Coalition."

The Center is the nation's largest private organization providing technical assistance and seed money loans for community-based nonprofit sponsors of low- and moderate-income housing. Grants and loans to the newly incorporated affiliate total $1.15 million.

Workshop on CATV Held

The Coalition, in conjunction with Howard University, the Joint Center for Political Studies, and BEST (Black Efforts for Soul in Television) sponsored a workshop on urban cable television (CATV) for minority officials in Washington, D.C., last month.

The workshop, supported by a grant from the Ford Foundation, sought to clarify five important aspects of cable TV: legislation, financing, equipment, programming, and community development. Principal speeches were delivered by Dean Burch, chairman of the Federal Communications Commission, and Clay Whitehead, director of the Office of Telecommunications Policy at the White House. March hearings are planned by the FCC on federal regulation of CATV.

Bilingual Program Launched

The Coalition is participating with the Department of Health, Education and Welfare and the Hearst Foundation in a nationwide bilingual, bicultural program for children from Spanish-speaking families. Four centers to aid first- through third-graders will be set up—in the Midwest, Northeast, Southwest, and West.

The Coalition has $4 million in grants from HEW and the Hearst Foundation for the pilot project. The program, patterned after one established in Dade County, Fla., for Cuban immigrants, is designed to help youngsters adjust to the mainstream of American life.

Speaking Out

Coalition President Vaughn, before the 17th annual South Pacific Regional Conference of the Child Welfare League of America, in San Francisco:

"If in 1971 it is good politics to deny the real needs of poor people, then we must be able to say why it is right that one man in our country should expect to die at age 36 and another man should expect to see and enjoy his grandchildren.

"I happen to feel very strongly that it is terribly wrong, and that is why the Coalition is now deeply interested and involved in the complex problems of getting adequate health care to those in need in this country, and especially to the children—those millions of children who are neither seen nor heard."

March 1971

Report

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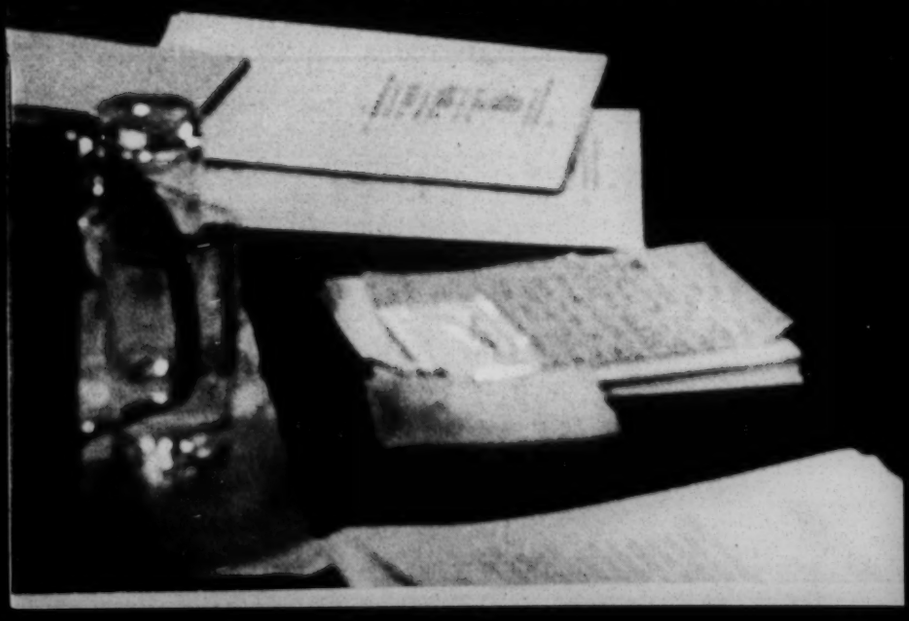
Forming Urban Coalitions



ON AUGUST 24, 1967, in Washington, D. C., the Emergency Convocation of The Urban Coalition issued an urgent appeal to all concerned Americans to join in a national effort to fashion a new political, social, economic, and moral climate that will make possible the breaking of the vicious cycle of the ghetto. Action at the community level must now follow.

Community leadership is now called upon to use its commitment and ingenuity to muster the public support and involvement needed to bring about a major reordering of both national and local priorities in the face of the unresolved urban emergency.

At the conclusion of the August Emergency Convocation, The Urban Coalition adopted a comprehensive Statement of Principles, Goals and Commitments. It is this document which charts the course for our mutual efforts. It states:

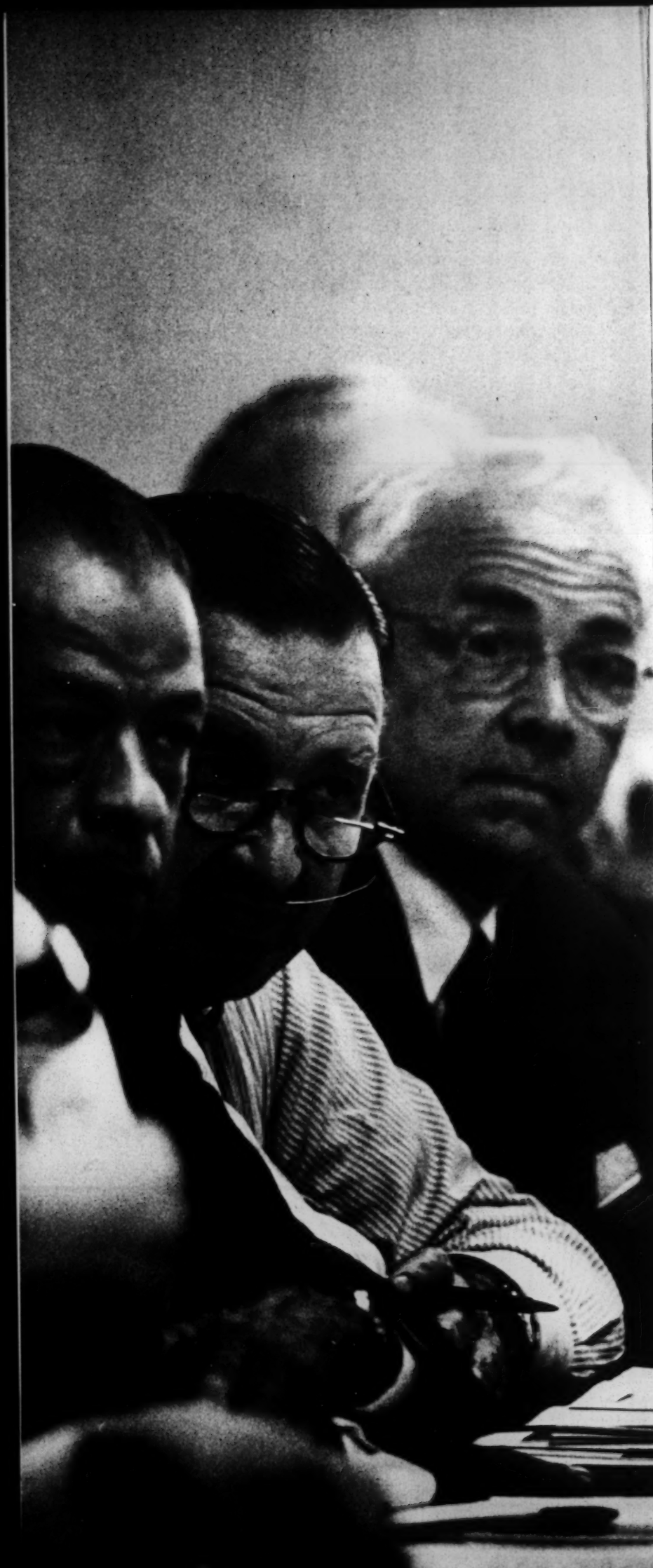
> "We believe the American people and the Congress must reorder national priorities, with a commitment of resources equal to the magnitude of the problems we face. The crisis requires a new dimension of effort in both the public and private sectors, working together to provide jobs, housing, education, and the other needs of our cities.
>
> "We believe the Congress must move without delay on urban programs. The country can wait no longer for measures that have too long been denied the people of the cities and the nation as a whole — additional civil rights legislation, adequately funded model cities, anti-poverty, housing, education, and job-training programs, and a host of others.
>
> "We believe the private sector of America must directly and vigorously involve itself in the crisis of the cities by a commitment to investment, job-training, and hiring, and all that is necessary to the full enjoyment of the free enterprise system — and also to its survival . . .
>
> "This convocation calls upon local government, business, labor, religions, and civil rights groups to create counterpart local coalitions where they do not exist to support and supplement this declaration of principles."

THE NATIONAL STEERING COMMITTEE at the present time consists of thirty-six members. They are broadly representative of business, labor, local government, religion, civil rights, communications, and education.

The Coalition identified six specific areas of urban affairs calling for action. Emergency Task Forces have been created reflecting these problem areas:

Public Service Employment and Urban Legislation
Private Employment and Entrepreneurship
Educational Disparities
Housing, Reconstruction and Investment
Equal Housing Opportunities
Communications and Public Support

There must now be complementary action at the local community level.



What is a Coalition?

A "coalition" is an alliance, association or combination of persons, groups, organizations or constituencies drawn together for one or more specific purposes. A coalition is not necessarily a formally chartered, regulated and structured organization. Typically, coalitions emerge in time of crisis or emergency and endure for the period of that emergency. Development of a coalition which will include all civic interests is, therefore, most appropriate in the face of America's present urban crisis.

Local Circumstances

Local circumstances and the status of existing local organizations, of course, vary greatly from community to community. The Urban Coalition recognizes that the nature of the organized response to its call for local counterpart action will also vary from community to community. A local coalition can encompass a single city or an entire metropolitan area in which it is located, whichever is feasible and appropriate. The organization of an urban coalition may take several forms. It may involve individuals or organizations. It may embrace a large membership or be an organization centered on leadership.

New Coalitions

In those local situations where citizens determine that it is appropriate to form an essentially *new* coalition of community leadership, the immediate need is to assemble an organizing or steering committee. As is the case with the National Steering Committee, local steering committees will typically be made up of representatives from the community's business, organized labor, religious, civil rights, educational, local government and communications leadership. In order to insure that the local steering committee is broadly representative of the life of the community, it is essential that low-income neighborhoods of the community also be represented. It is the local steering committee which will serve as the initial link with the national Coalition.

Coordination of Existing Groups

In other communities, it may be that coalitions broadly representative of the life of the community have previously been formed around such single issues as jobs, schools, or housing. A local coalition in these communities may, under these circumstances, be an association of such existing single-purpose groups which should jointly establish a coordinating committee to serve as a local coalition with a *multi-purpose, comprehensive* concern. Through this mechanism, mutual agreement on goals, policy positions, and local needs could be developed. Equally important, a joint coordinating (steering) committee could also facilitate a complementary network of program efforts carried out through its member organizations. The full weight of community leadership could, thereby, be brought to bear on local problems without causing any existing individual organizations to surrender their identities or their program control. The coordinating (steering) committee would serve as the initial local link with the national Coalition.

Incorporation Not Necessary

In either kind of community situation, formal incorporation of a new local coalition or of an association of existing single-purpose groups is not necessary, although in some cases it may be desirable. The national Urban Coalition has chosen not to incorporate. In the case of unincorporated local coalitions, funds for technical support may be channeled through a separate fiscal agent, such as a cooperating organization.

Endorsement of Principles

The steering or coordinating committee in either kind of community situation should consider developing a draft Statement of Principles, Goals and Commitments, which (a) endorses the national Statement and (b) broadens and supplements it to include major local concerns. This approach will chart the course for local efforts in cooperation with the national Urban Coalition. Such a local statement, when formalized, will also serve to inform local citizens and focus their discussion and action.

Operating Structure

With respect to newly-formed local coalitions, it is anticipated that the local structure will include not only a steering committee but task forces to deal with urban legislation at both local and national levels, expansion of private employment, housing, education, and public support. Task forces in these problem areas would correspond with and could relate to the task forces working at the national level. Others can be created as needed.

In the case of an association of existing single-purpose organizations, the coordinating (steering) committee could look to its respective member organizations to serve the task force roles and treat those problem areas closest to their respective program concerns and organizational focus. This is in lieu of appointing new task forces as is recommended for an entirely new coalition. Each participating single-purpose organization could relate functionally to the national task force working in its subject area of concern e.g. a local community-wide employment committee could work cooperatively with the national Task Force on Private Employment and Entrepreneurship.

Assistance for Local Coalitions

It is strongly recommended that where a new coalition or a new association of existing single-purpose organizations is being formed, the local steering or coordinating committee arrange for *at least one* staff person to work full time for the new coalition venture. It is likely that this staff person could be borrowed from the staff of one of the participating groups of the coalition. While the National Steering Committee is not able to offer any financial assistance to local coalitions, it will provide other assistance in preparing and convening local coalition activities. The National Steering Committee will also provide speakers, where needed and requested, in any or all of the subject areas under consideration by The Urban Coalition Task Forces mentioned earlier.

The national task forces and the national coordinating staff are prepared to share with cooperating community leadership the results derived from their continuing surveys of available resources and evaluation of current programs dealing with urban problems. For example, local coalitions can be kept advised of the status, merits and relevance of pending national legislation pertaining to critical urban problems. Up to date information on the experience gained with new recruiting, training and employment activities or low-income housing development in the private sector can also be exchanged through the national task forces.

Affiliation with The Urban Coalition

The expectation of the National Steering Committee is that local coalitions will, when ready, seek affiliation with the national Urban Coalition. To be eligible for affiliation, a local group:

One: Must endorse The Urban Coalition's Statement of Principles, Goals and Commitments.

In the absence of common agreement between the local coalition and The Urban Coalition on the basic need for action on urban problems and the broad character of the action needed, affiliation would have little meaning. The Statement constitutes the agreement. Insofar as it is the product of the Emergency Convocation of The Urban Coalition and, therefore, received the endorsement of over twelve hundred leaders from across the nation, it should not be difficult for like-minded local leaders to support it.

Two: Must be a multi-purpose, comprehensively committed group.

By way of example, while a broad-based local organization devoted to promoting equal housing opportunity may, in effect, be a local leadership coalition, because of its single purpose it would not meet this standard. The purpose of the standard is to encourage local action on *all* major urban problems and a single-purpose organization such as a fair housing coalition is not organized or prepared to accomplish that end.

Three: Must be broadly representative of the life of the local community.

The ultimate significance and effectiveness of a local coalition's efforts will be dependent on the extent to which all sectors of the community participate in and support the local coalition. A coalition comprised exclusively of businessmen and labor leaders would not be in a position to accomplish nearly as much as a coalition involving, *in addition,* leaders from religion, local government, civil rights, education, communications and disadvantaged neighborhoods. This standard is a means of encouraging the degree of community involvement essential to major local accomplishments.

The Council of Urban Coalitions

The Urban Coalition is interested in continuing participation in its affairs by local communities and not just endorsement of its goals and commitments. The formation of a *Council of Urban Coalitions* is anticipated shortly after the beginning of 1968. Each affiliated local coalition should plan to designate two representatives to serve on this national Council. At its first meeting, the Council will elect two representatives to serve on the National Steering Committee of The Urban Coalition. Additional representatives may be added as the Council expands. In this manner, affiliated local coalitions will participate in and help shape the programs of The Urban Coalition. The Council will serve as a community-based national body working with the National Steering Committee.

Working Approaches

With any new effort, such as that being undertaken by The Urban Coalition, it may be expected that national organizational structure and methods will continue to undergo change. For this reason, The Urban Coalition is understandably following a flexible course of action. Among the working approaches currently being taken are the following:

1. *A supporting rather than operational emphasis:* The Urban Coalition is supporting efforts to solve ongoing problems at both the local and national levels.

It will stimulate new undertakings, for example, in the crucial area of expanding private employment of the hard-core unemployed, giving emphasis to effective training approaches, recruitment practices and facilitating assimilation of new employees into regular work forces. It is working cooperatively with such major new efforts as the $1 billion investment allocation of the Life Insurance Association for center city development.

The Urban Coalition's posture is that of a catalytic agent stimulating public discussion, communicating the need for national and local action, and supporting appropriate ongoing efforts. It is unlikely that it will, itself, initiate and administer programs on a continuing basis as this would tend to detract from the central and critical catalytic role. Given the multitude of existing national and local, public and private organizations capable of program implementation, that role, in most instances, is best left to them.

2. *Stimulating interest in successful examples of action.* Through its task forces, The Urban Coalition is attempting to identify, work with, and publicize successful efforts to expand employment, extend lower income housing and equal housing opportunities, new educational programs and the like. The task forces hope to serve as catalysts and convenors. They will further serve a clearinghouse function with respect to news of local action.

3. *Coordinating a national legislative campaign.* The Urban Coalition has called upon Congress for action across a broad front to meet the urban crisis. Interpreting and emphasizing the need for national action is as much a local obligation as it is a commitment of the National Steering Committee. Discussions with members

of Congress is as much a hometown affair as are appearances before Congressional committees.

4. *Working with the mass media.* Through its Task Force on Communications and Public Support and through counterpart committees at the local level, it is hoped that the mass media can be encouraged to focus greater attention on the needs of cities. Broad public understanding of the need for greater resources, of the complexities of the problems involved and the need for urgent action are essential, if the goals of The Urban Coalition are to be achieved.

Principles
Goals
Commitments

Statement adopted at the Emergency Convocation
August 24, 1967, Washington, D. C.

We are experiencing our third summer of widespread civil disorder. In 1965, it was Harlem, and the disaster of Watts. In 1966, it was the Hough area of Cleveland, Omaha, Atlanta, Dayton, San Francisco and 24 other cities. This summer, Newark and Detroit were only the most tragic of 80 explosions of violence in the streets.

Confronted by these catastrophic events, we, as representatives of business, labor, religion, civil rights, and local government have joined in this convocation to create a sense of national urgency on the need for positive action for all the people of our cities.

We are united in the following convictions:

We believe the tangible effects of the urban riots in terms of death, injury, and property damage, horrifying though they are, are less to be feared than the intangible damage to men's minds.

We believe it is the government's duty to maintain law and order.

We believe that our thoughts and actions should be directed to the deep-rooted and historic problems of the cities.

We believe that we, as a nation, must clearly and positively demonstrate our belief that justice, social progress, and equality of opportunity are rights of every citizen.

We believe the American people and the Congress must reorder national priorities, with a commitment of resources equal to the magnitude of the problems we face. The crisis requires a new dimension of effort in both the public and private sectors, working together to provide jobs, housing, education, and the other needs of our cities.

We believe the Congress must move without delay on urban programs. The country can wait no longer for measures that have too long been denied the people of the

cities and the nation as a whole — additional civil rights legislation, adequately funded model cities, anti-poverty, housing, education, and job-training programs, and a host of others.

We believe the private sector of America must directly and vigorously involve itself in the crisis of the cities by a commitment to investment, job-training, and hiring, and all that is necessary to the full enjoyment of the free enterprise system — and also to its survival.

We believe the sickness of the cities, including civic disorder within them, is the responsibility of the whole of America. Therefore, it is the responsibility of every American to join in the creation of a new political, social, economic, and moral climate that will make possible the breaking of the vicious cycle of the ghetto. Efforts must be made to insure the broadest possible opportunity for all citizens and groups, including those in the ghetto, to participate fully in shaping and directing the society of which they are a part.

This convocation calls upon the nation to end once and for all the shame of poverty amid general affluence. Government and business must accept responsibility to provide all Americans with opportunity to earn an adequate income. Private industry must greatly accelerate its efforts to recruit, train, and hire the hard-core unemployed. When the private sector is unable to provide employment to those who are both able and willing to work, then in a free society the government must of necessity assume the responsibility and act as the employer of last resort or must assure adequate income levels for those who are unable to work.

Emergency Work Program

This convocation calls upon the federal government to develop an emergency work program to provide jobs and new training opportunities for the unemployed and underemployed consistent with the following principles:

—The federal government must enlist the cooperation of government at all levels and of private industry to assure that meaningful, productive work is available to everyone willing and able to work.

—To create socially useful jobs, the emergency work program should concentrate on the huge backlog of employment needs in parks, streets, slums, countryside, schools, colleges, libraries, and hospitals. To this end an emergency work program should be initiated and should have as its first goal putting at least one million of the presently unemployed into productive work at the earliest possible moment.

—The program must provide meaningful jobs — not dead-end, make work projects — so that the employment experience gained adds to the capabilities and broadens the opportunities of the employees to become productive members of the permanent work force of our nation.

—Basic education, training, and counseling must be an integral part of the program to assure extended opportunities for upward job mobility and to improve employee productivity. Funds for training, education, and counseling should be made available to private industry as well as to public and private nonprofit agencies.

—Funds for employment should be made available to local and state governments, nonprofit institutions, and

federal agencies able to demonstrate their ability to use labor productively without reducing existing levels of employment or undercutting existing labor standards or wages which prevail for comparable work or services in the area but are not less than the federal minimum wage.

—Such a program should seek to qualify new employees to become part of the regular work force and that normal performance standards are met.

—The operation of the program should be keyed to specific, localized unemployment problems and focused initially on those areas where the need is most apparent.

Private Employment, Assistance and Investment

All representatives of the private sector in this Urban Coalition decisively commit themselves to assist the deprived among us to achieve full participation in the economy as self-supporting citizens. We pledge full-scale private endeavor through creative job-training and employment, managerial assistance, and basic investment in all phases of urban development.

The alternatives to a massive and concerted drive by the private sector are clear. They include the burden of wasted human and physical potential, the deterioration of the healthy environment basic to the successful operation of any business, and the dangers of permanent alienation from our society of millions of citizens.

We propose to initiate an all-out attack on the unemployment problem through the following steps:

—In cooperation with government, to move systematically and directly into the ghettos and barrios to seek out the unemployed and underemployed and enlist them in basic and positive private training and employment programs. We will re-evaluate our current testing procedures and employment standards so as to modify or eliminate those practices and requirements that unnecessarily bar

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many persons from gainful employment by business or access to union membership.

—To create a closer relationship between private employers and public training and emergency employment programs to widen career opportunities for our disadvantaged citizens. To this end, we will proceed immediately to promote "Earn and Learn Centers" in depressed urban areas that might well be the joint venture of business, labor and local government.

—To develop new training and related programs to facilitate the early entry of under-qualified persons into industrial and commercial employment.

—To develop large-scale programs to motivate the young to continue their education. Working closely with educators, we will redouble our efforts to provide part-time employment, training, and other incentives for young men and women. We also pledge our active support to making quality education readily accessible to deprived as well as advantaged young people.

—To expand on-the-job training programs to enhance the career advancement prospects of all employees, with particular emphasis on those who now must work at the lowest level of job classifications because of educational and skill deficiencies.

We pledge to mobilize the managerial resources and experience of the private sector in every way possible. We will expand part-time and full-time assistance to small business development. We will strive to help residents of these areas both to raise their level of managerial know-how and to obtain private and public investment funds for development. We will work more closely with public agencies to assist in the management of public projects. We will encourage more leaders in the private sector to get directly and personally involved in urban problems so that they may gain a deeper understanding of these problems and be of greater assistance.

We pledge our best efforts to develop means by which major private investment may be attracted to the renovation of deteriorating neighborhoods in our cities. We will explore and encourage governmental incentives to expedite private investment. We will develop new methods of combining investment and managerial assistance so that the residents may achieve a leadership position in the development of their areas.

Housing, Reconstruction, and Education

This convocation calls upon the nation to take bold and immediate action to fulfill the national need to provide "a decent home and a suitable living environment for every American family" with guarantees of equal access to all housing, new and existing. The Urban Coalition shall, as its next order of business, address itself to the development of a broad program of urban reconstruction and advocacy of appropriate public and private action to move toward these objectives, including the goal of rehabilitation and construction of at least a million housing units for lower-income families annually.

This convocation calls upon the nation to create educational programs that will equip all young Americans for full and productive participation in our society to the full potential of their abilities. This will require concentrated compensatory programs to equalize opportunities for achievement. Early childhood education must be made universal. Work and study programs must be greatly expanded to enlist those young people who now drop out of school. Financial barriers that now deny to youngsters from low-income families the opportunity for higher education must be eliminated. Current programs must be increased sufficiently to wipe out adult illiteracy within five years.

This convocation calls upon local government, business, labor, religions, and civil rights groups to create counterpart local coalitions where they do not exist to support and supplement this declaration of principles.

This convocation calls upon all Americans to apply the same determination to these programs that they have to past emergencies. We are confident that, given this commitment, our society has the ingenuity to allocate its resources and devise the techniques necessary to rebuild cities and still meet our other national obligations without impairing our financial integrity. Out of past emergencies, we have drawn strength and progress. Out of the present urban crisis we can build cities that are places, not of disorder and despair, but of hope and opportunity. The task we set for ourselves will not be easy, but the needs are massive and urgent, and the hour is late. We pledge ourselves to this goal for as long as it takes to accomplish it. We ask the help of the Congress and the Nation.

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PHOTOGRAPHS OF STEERING COMMITTEE

(LEFT TO RIGHT)

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Page 5: *Asa T. Spaulding, Mayor Arthur Naftalin, David Sullivan, Gilbert W. Fitzhugh*

Page 6: *(upper) A. Philip Randolph, Andrew Heiskell (lower) Frederick J. Close*

Page 7: *(upper left) Bayard Rustin, Andrew Heiskell, Mayor John Lindsay, Rufus Mayfield (Pride, Inc.) (lower left) Workshop Session, August Emergency Convocation (upper right) Walter Fauntroy (representing Dr. Martin Luther King) (lower right) George Meaney*

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Page 13: *(upper) J. Irwin Miller (lower) The Most Rev. John E. Hines, D.D. (representing Dr. Arthur Flemming)*

Page 14: *(Full face only) Mayor John Collins, Gilbert W. Fitzhugh, A. Philip Randolph, George Keenan*

Page 15: *I. W. Abel, Mayor Joseph M. Barr*

Page 16-17: *Steering Committee Session (at center fold) William L. Slayton (Urban America) (fourth from left) Rabbi Jacob P. Rudin (full face bottom right) Ron Linton (National Coordinator)*

Back Cover: *(seated at table) Pat Healey (National League of Cities), Mayor James H. J. Tate, John Gunther (U.S. Conference of Mayors), Mayor Joseph M. Barr, Mayor John Lindsay, Andrew Heiskell, William L. Slayton, Harold Fleming (Potomac Institute), Mayor Jerome Cavanagh, Mayor Ivan Allen, Jr., Henry Ford, II*

The Urban Coalition

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Co-chairmen: Andrew Heiskell / A. Philip Randolph

National Coordinators: John Feild / Ron M. Linton

The New York Times Magazine

SEPTEMBER 17, 1967

When The Southern Negro Moves North

By ROBERT COLES

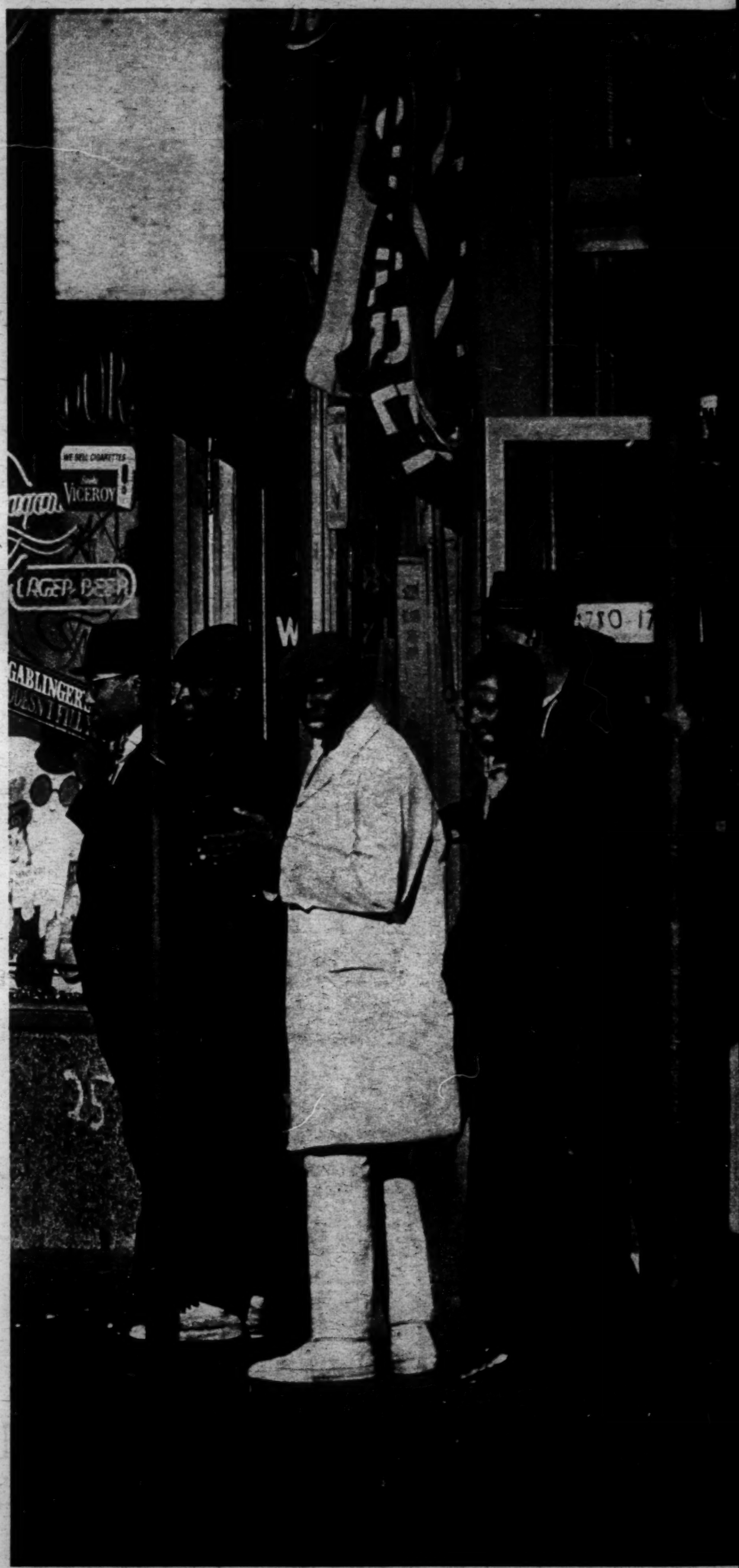
SINCE this century began, and particularly in the last three decades, millions of Negroes have abandoned the rural South to go North. Voteless, only recently declared "free," incredibly poor and heavily illiterate, they were nevertheless hopeful enough to risk a long trip into strange and not always friendly territory.

Had Northern cities received hundreds of thousands of immigrants from Europe in the past few decades no doubt all sorts of emergency provisions would have been made to help settle the newcomers, make them welcome, provide food, clothing and shelter for them, and enable them to find work. Southern Negroes obtained no such courtesy, and what recognition they did get was calculated to remind them that white Americans may fight among themselves but in the clutch know how to stand together as a race. Called "in-migrants" rather than immigrants, the newcomers were quickly made to know their "place."

Still, for a few years it had all seemed clear-cut: America was divided into the oppressive South and the promising North, a "land of freedom," or a place "up there where it's better," as I've heard rural Negroes from the Mississippi Delta put it. When the civil-rights struggle of the early nineteen-sixties came along, that seemed to offer even more hope. Whites flocked South to help change things faster, and in 1964 I heard this from a Negro in Alabama:

"I wish I had left here a long time ago. When

ROBERT COLES, a child psychiatrist, is the author of "Children of Crisis," based on many years of research among families in the South. He is now at Harvard.



"A lot of people standing around, no place to sit or take a walk, nothing but the sidewalk to rest on and the police to hide from. . . . A lot around my street are like me—and there isn't one who can get a good job. Mostly I just meets my buddies and we try to get out of the way of our women."

Boston's South End.

In the Carrolls' Boston neighborhood.

"It's different up here, different than down South, because there's so little room. There's the rats to keep away and they bite, and it's a picnic the mosquitoes have. With me it's just trying to keep us all alive. I'm locked in here sunrise to sunset, except I never see the sun, and I've forgot what it looks like. I never see a tree or hear a chicken or a bird. The other day I woke up dreaming there were some chickens in the house, and of course it was the old place, down there."

On a Southern cotton farm.

my brother went up to Chicago I told him he was a fool for going there, because it's the same all over, a little better here or there, but not really, only the frills. Now, I figure I was wrong. These whites keep coming down here, and I guess they must like us; and if they do, then it must be better up there, where they live all the time."

He never did leave Alabama; and now he has little reason to envy his brother up North, though he lets you know how mean and hard life is for him. Recently he told me: "We went up there, a lot of us colored people like my brother and his family, and it was the way I first said it was, it was a hoax if you ask me. It's as if you've been cheated—you know, led down the wrong road.

"Now my brother says *I'm* the one who is lucky. I live poorer down here, but up there they don't live at all. They have more money than we can get down here, but they're packed tight into the buildings and they can't do anything, not even dream of going North, the way I do when it gets rough. It's bad, real bad; and they hate it."

The Northern sanctuary has turned out to be little more than a different kind of hell

APPARENTLY they do—hate and resent the Northern sanctuary that has turned out to be little more than a new and different kind of hell. In June of this year, as riots broke out yet again in one Northern city after another, an interesting and carefully done report from Brandeis University's new Center for the Study of Violence offered evidence that "a high proportion of Southern-born Negroes living in the ghetto increases the possibility that a city will have a riot"—particularly when they feel themselves aggrieved, insulted, put upon and in general reminded of the "old days." My own work with individual families in a Boston ghetto confirms that finding almost daily—to the point that at times I have wondered not why we have riots regularly each summer but how so much anger and frustration manages to stay under reasonable control most of the time, week after week.

One family I have come to know rather well after three years of visiting can be called the Carrolls. They now live in the very center of a Boston slum, in a building that has been condemned again and again for its rats, its faulty plumbing and heating systems, its poorly lighted halls, its garbage-strewn yard that takes up the slack when two—exactly two!—cans become filled with the refuse of 10 families. The Carrolls have lived in that building for five years now, ever since they came North from Marengo County, Ala.

Why did they leave? What has happened to them since they came to Boston? Why did two young men in the family take part in a serious riot that took place in Boston early this summer? I ask these questions not to "answer" them with all sorts of sociological and psychiatric "explanations" and "conclusions," eagerly awaited by a public that wants things simplified and generalized. The obvious "answers" are that the Carrolls left to improve their lot; they eventually became disenchanted in Boston because they remained poor, still put down and looked down upon by the white man; and they rioted because they are sick and tired of losing, of wanting, of traveling, of searching, or being pushed aside and scorned.

All that is true, yet the whole truth is more complicated and I fear both more ambiguous and more horrible.

MRS. CARROLL, for instance, never wanted to leave Alabama. She is 40, the mother of eight children, two of them in their early 20's: "I was born down there, and I wanted to die down there. I never could picture us going up to a place like Chicago, or here in Boston. There would be the people you knew and grew up with, and suddenly they'd be gone, and you'd hear they were up in Detroit making automobiles or something; but my daddy had a good deal going with 'the man.' He would work in the field, like everyone else, and he could pick his cotton faster than anyone in the county, people would say; but he used to take care of the missus, too. He did errands for her, and if they wanted someone around, real fancy-like, to open the door and take their coats and things like that—well, Daddy would do it. When I was a little girl I heard someone say to my mother that my daddy was a 'house-nigger' who was sent to spy out there in the field, and that was why he was there, to make sure the others did their work.

"Well, I know that wasn't so. Poor Daddy didn't get a cent more for

(*Continued on Page* 94)

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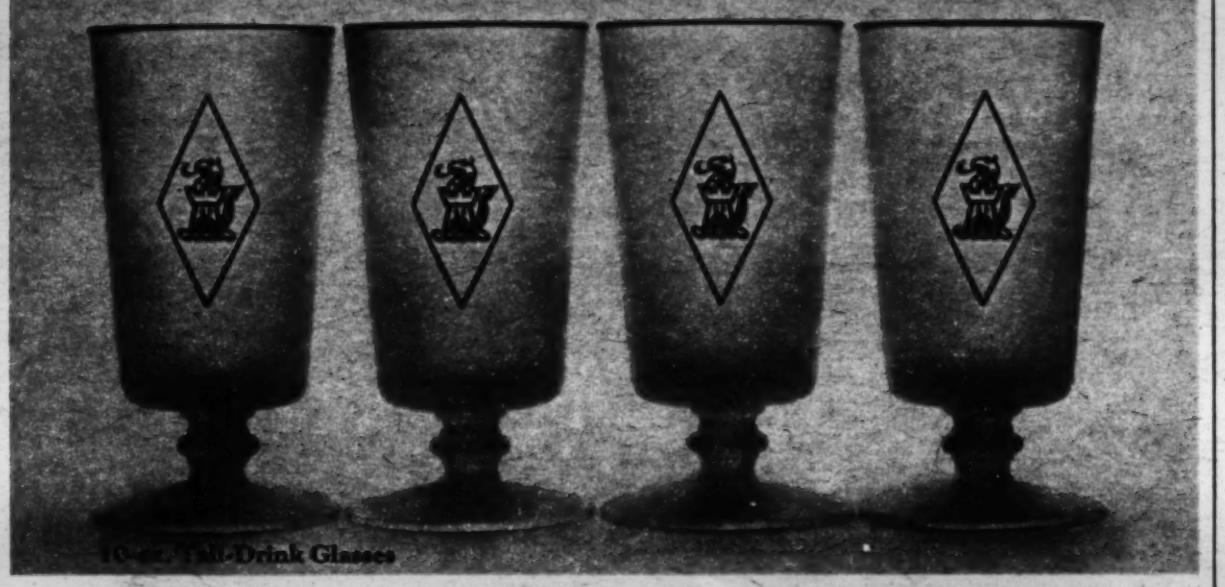

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Southern Negro *(Cont.)*

(*From Page 27*)

going up there to the House, just some of the food they had left over, and it wasn't fixed the way we like it, I can remember that. But when they started getting the machines in, and telling the colored people, one after the other, that they'd have to be getting off the land, then we figured we had it pretty good, because 'the man' came over and said we could stay—'until forever and a day' were his words.

"And that's how I thought it would be. And a lot of other colored people down there felt like me, too. We knew we had it real bad down there, but to tell the truth we didn't want to leave, if we could help it. A lot of us had relations up there, and they'd write and tell us it was different—oh, yes, we sure knew that—because you were in the city, and there wasn't the sheriff to beat you up if you waited a second before obeying a white man. And you could get more relief money, and the big city hospitals took you in if you were real bad sick, whether you had a dollar or not.

"But we also heard it was bad up there, worse even. They'd write and say they were glad to be out of the South and up there, but they wished they could get out of where they were, too, and come home. 'Now I ask you,' my mother would say, 'where will they go next? Move to the North, maybe, where there's ice and snow all year long, and where no one hates the poor colored man because there's no one around, period?'

"THAT'S the way I thought, just the way she did—until I got married. I was 15, and I started worrying about feeding my babies. And my husband Fred, he started looking to the future and wondering what we'd be doing 10 years ahead, and if we could even stay alive that long. But we thought we'd try, where we were, like all the people that had before us, right in Marengo County, down there—and we did. We lived through 10 years and more even, and we lost three children that might have lived, but the others did stay alive with us—and you can see I have eight—even if it's hard to know what tomorrow will bring. (Usually, nothing is what it brings!)

"Well, it was five years ago we left, and I'll tell you how it came to be. My sister's husband, he was in the war—the Korean war it was—and hurt there so bad he was on full retirement when he came home. He'd have to go into the V.A. hospital all the time for treatments, and then they would send him up to Washington for a doctor to look him over and maybe operate on him. And his brother was in Boston or nearby I think, and he went to visit him after the doctor said he could go, because there wasn't any more a hospital could do. And when he came home he said Boston wasn't so bad, and we should go see. He said he thought they're better to colored people in Boston than in New York or Chicago, and there were less of us there, and you get polite treatment most of the time.

"My 7-year-old boy, he's all mixed up: One minute he says he wants to be a policeman, and shoot down all the niggers who cause trouble. The next he says he's going to kill a white man one day."

"We didn't know whether to believe him or not. I wanted to stay and my husband said, no, let's go. He was working on the land alongside my Daddy, and he was helping clean the House, and 'the bossman,' he said my husband could take over when my Daddy would pass on—so no need to worry about work. That was O.K. by me, but not for Fred. He said he wanted to try it up there, and we could go back if we didn't like it.

"So, we agreed to go on trial—for a vacation, I kept telling myself. I'd say it out loud, to make Fred hear, and not forget. We told Daddy we'd be gone a while and he said good-by like it was forever. I said it wasn't—we'd be back. He said, no, we wouldn't. Fred said we'd see. We told them up at the House that we had sick relations to see up there, and they needed our help. I don't know

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if they believed us or not. They said we could come back if we wanted, and they wouldn't burn our house down for one year—but after that we'd have to stay away. I said we'd be back in a month or so; but I was wrong, as you can see."

She has never returned, though she has sent her children back on various occasions to visit their grandparents and other relatives in Alabama. The children are put on buses, with food and token presents and waved off. I saw a boy and girl go a year ago, right after school was out. For all the world they might have been going back to Ireland or Germany or Italy—to see the homeland their parents had left, yet still kept in mind. "You tell them we may come back yet," I heard Mrs. Carroll say as the bus left. She spoke those words in a quiet voice—as if she were uncertain enough not to shout, but definitely moved to declare something, perhaps only an impossible yearning.

They will stay in Boston, the Carrolls and others like them who have steadily come into Northern cities in recent years. Maybe it is presumptuous of me to be so sure, yet *they* are. "What can we do, go back? I tell my husband I'd *like* to, but we know it's worse there, even than here. Here my husband has to stay away and hide so we can get the welfare check; but down in Alabama they don't give a lot of us a cent, and if you speak back to them, you're a poor insurance risk, I'll tell you."

MRS. CARROLL spends her days taking care of her children. She has friends at all. Her husband comes and goes. He is not unfaithful to her, but only if he is gone can they qualify for relief. From what I can gather the social worker is particularly sensitive and flexible: "She knows he's around—I can tell—but she don't ask too many questions. She's better than the last one, who kept at me all the time, asking this and asking that, and wanting to know about everything, until I told her she was worse than my 4-year-old girl, with her questions. I said, 'Don't you ever get tired of asking?' And she said I was being rude and ungrateful, and I said she should go bother someone else with her asking, and I didn't care if we starved to death. So she called me a lot of names, and I told her I was going down to the Mayor's office and report her. And believe it or not, she got switched. I didn't do anything. All I knew was that a new worker came. I guess I scared the old one, or maybe she just got worried, finally. That's what she needed, to worry herself and not make us worry."

Mr. Carroll cannot keep as busy as his wife. She has eight children to tend. He cannot find work. He is essentially illiterate. He is no loafer, though; he tries. When he first came to Boston he immediately called on relatives, his wife's brother-in-law and a cousin of his own. He came North first, found a three-room apartment near his cousin, put just about everything he had into the first month's rent ($60) and sent for his wife and children, who came by bus. He borrowed everywhere, in Boston and Alabama, to pay for their tickets. He got a job helping his cousin, a janitor's assistant I suppose the "position" could be called.

"It wasn't bad," he recalls. "At least I was doing something, and it wasn't like back home in Marengo County where you worked for nothing and all the time, like you were a pet. (They'd be good to you if they liked you, but if they didn't you might as well be dead.)

"It was old buildings, like a lot of them in Boston, that I had to mind, and I took care of the garbage and tried to keep things clean and if someone had something wrong I reported it and they sent people right over to fix it. But then they sold the buildings, and the new 'bossman'—well, he was a company and had a 'janitor service,' they called it. So I was let off, and my cousin, too, and ever since then it's been hard, real hard—and touch and go. I'll pick me up a job washing dishes and they'll get a dishwasher. I'll try sweeping out the movie theater late at night and in the morning, and they'll get a company to come over with machines.

"I joined some group they had, part of the war on poverty, and they wanted to get us in shape, they said. That was last year. They told us to keep clean, and be careful of what we wore and everything like that, you know. I told my

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wife they could sink me in a tub of lye if they wanted, so long as I could get a job out of it. They had us talk in the right words, and we were supposed to get real good jobs.

"But it never worked out. They told me I needed more education, and being from the South it would take a long time, and they could only help people who were further along than me, so I had to drop out of the program. I had good 'initiative,' they said, but too many strikes against me—out of my past, they said. Well, a lot around my street are like me—and there isn't one of us who can get a good job. They only want our wives, to clean the white man's home and take care of his kids. And my wife has eight of our own. And the city, they only want to give money to the women, and only if the man leaves home, so they can call the woman a 'dependent.'

"So that's how I'm doing—real bad. I sit around and go look for a job and hide when the welfare lady comes, even the good one. I play cards. (I've learned since coming up North.) I get me a beer or two, and when the welfare check comes in I settle with the bartender. I'm not supposed to do it, but a man has to have something to do, just like his wife and kids, and I don't allow myself more than two beers a day, and mostly one; and I don't smoke, I never could. Mostly I just meets my buddies and we try to get out of the way of our women."

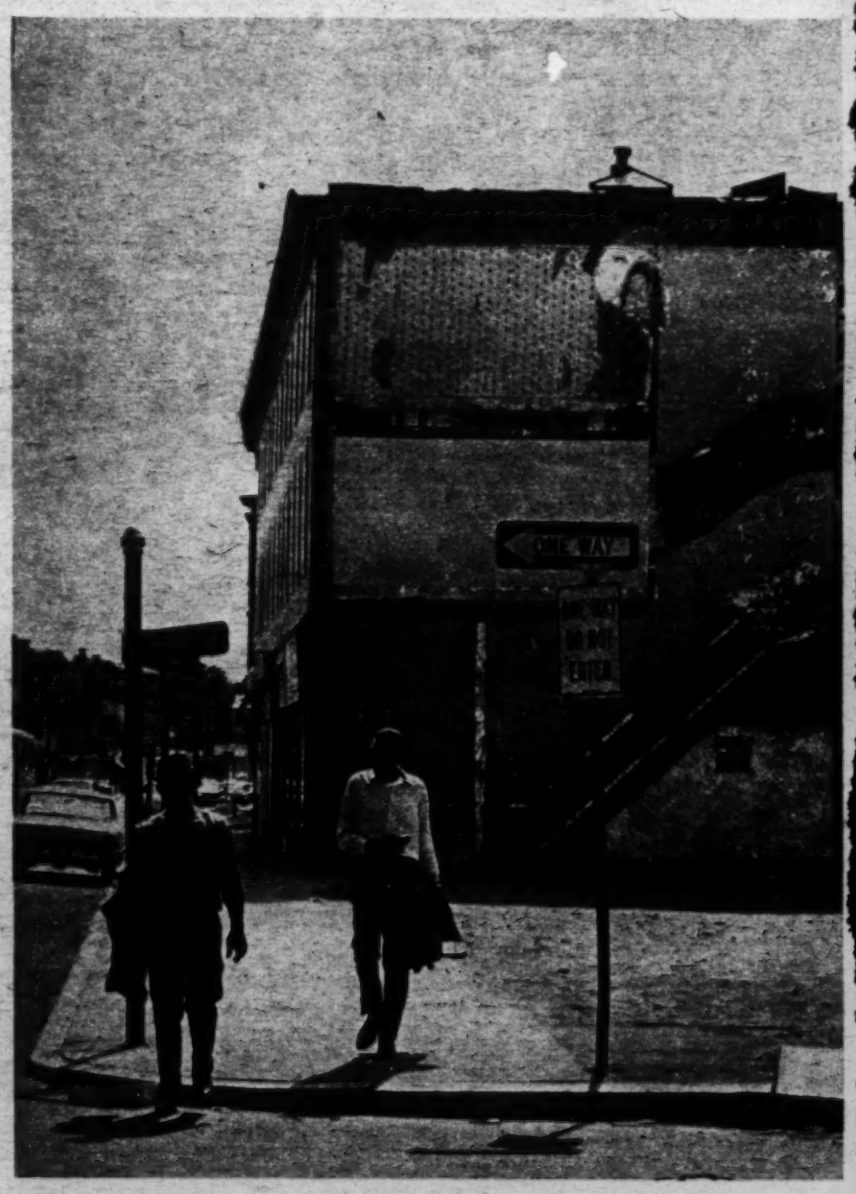
MRS. CARROLL has a lot in her way, apart from her husband. She is up at 5:30 in response to her infant's crying, and she is the last one to bed, about 11 o'clock at night: "All day long it's go, go, go. It's different here, different than down South, because there's so little room. Three rooms for 10 people. Beds piled up. There's the rats to keep away and they bite, and they don't give us screens that work, so it's a picnic the mosquitoes have. I have to worry about food, where it's coming from. There's always something short, always. And clothes, they're the worst to find. They cost a lot and you really need them up here. You have to have shoes for everyone.

"With me it's just trying to keep us all alive. You don't have friends up North, you just see a lot of people, but you don't know them one bit. A lot of the time I wish I was back South, but I know my kids have it better here—maybe. They can go to the city hospital if they falls sick, and we see more money here—even on relief—in a month than Daddy saw all year. You use it up fast, and you need a lot that you have no money to buy, but at least you don't starve, and we was near to it, I do believe. And we was more afraid, that I sure know.

"Up here I feel like I was on the moon, or a strange place somewhere. I mean I'm still not sure how to go about things. You don't know the store people and they insult you with their remarks as bad as they do in Alabama. You don't even get to know your next-door neighbor too much. Everyone is to himself, and it's only the kids who meet other people.

"I'm locked in here sunrise to sunset, except that I never see the sun, like I used to, and I've forgot what it looks like, and the lake we used to go visit. The only time I get out is to get the food, or take myself and the kids to the hospital. I never see a tree or hear a chicken or see a bird. The other day I woke up dreaming there were some chickens running through my house, and of course it was the old place, down there.

"The kids would never go back even if I wanted to, which I don't really, I guess. The little ones are already used to it here, and the big ones, they'd be killed down there for the way they talk. The way things are going, they may even get killed up here, I'll tell you. At night, when I have a little time to clean things up I hear them talk to one another in bed, and believe me it's terrible what they pick up on the street. Up here the colored man lets it all out of his system, that's what I believe. They been beating on him and



lynching him ever since the beginning, and he goes from South to North and he feels at last he can talk back, the young colored do. I try to tell my kids to be good and watch their behavior, but they don't listen. They're not afraid, like I was. They've gone from Alabama, they say, and I'm still there, they tell me."

THE Carroll children are indeed most in touch with Boston—with its aged, crowded schools, its dense and growing ghetto, its nervous, angry police, and its threatening white backlash that may determine who becomes the city's next Mayor. Their mother's life is in the home; if the children are quiet she watches television and cooks. (The living room is a bedroom with a television set; even the kitchen has a bed in it; and then there is the bedroom itself.) The older children, however, ignore their home. They eat and sleep there, but little else. They wander all over their neighborhood, and have no interest in falling back on memories, on nostalgic reveries, to deal with the kind of life Boston offers. Nor do they feel their parents's fear or restraint.

"Why should we?" the oldest one, a man of 22, recently asked me. "Why should we beg and bow and scrape? What did it do for us, ever? The more you 'yes' whitey, the more he kicks you, pushes you, takes things from you and slurs you. That's it. That's it."

His words frighten his mother. She cannot account for them, for what has happened in a few years to him, for what is happening before her eyes every day to her younger children:

"They tell me they're ashamed of us, and they want to tear up the certificates we have that says they were born in Marengo County, Ala. They say we never should have lied down before the white people and let them walk all over us. I try to explain, but it does no good. Even my 7-year-old boy, he's all mixed up. One minute he tells me he wants to be a policeman and he'd shoot down all the niggers who tried to cause trouble. Imagine talk like that! Then, the next minute, he says he's going to kill a white man one day, he just knows it, and

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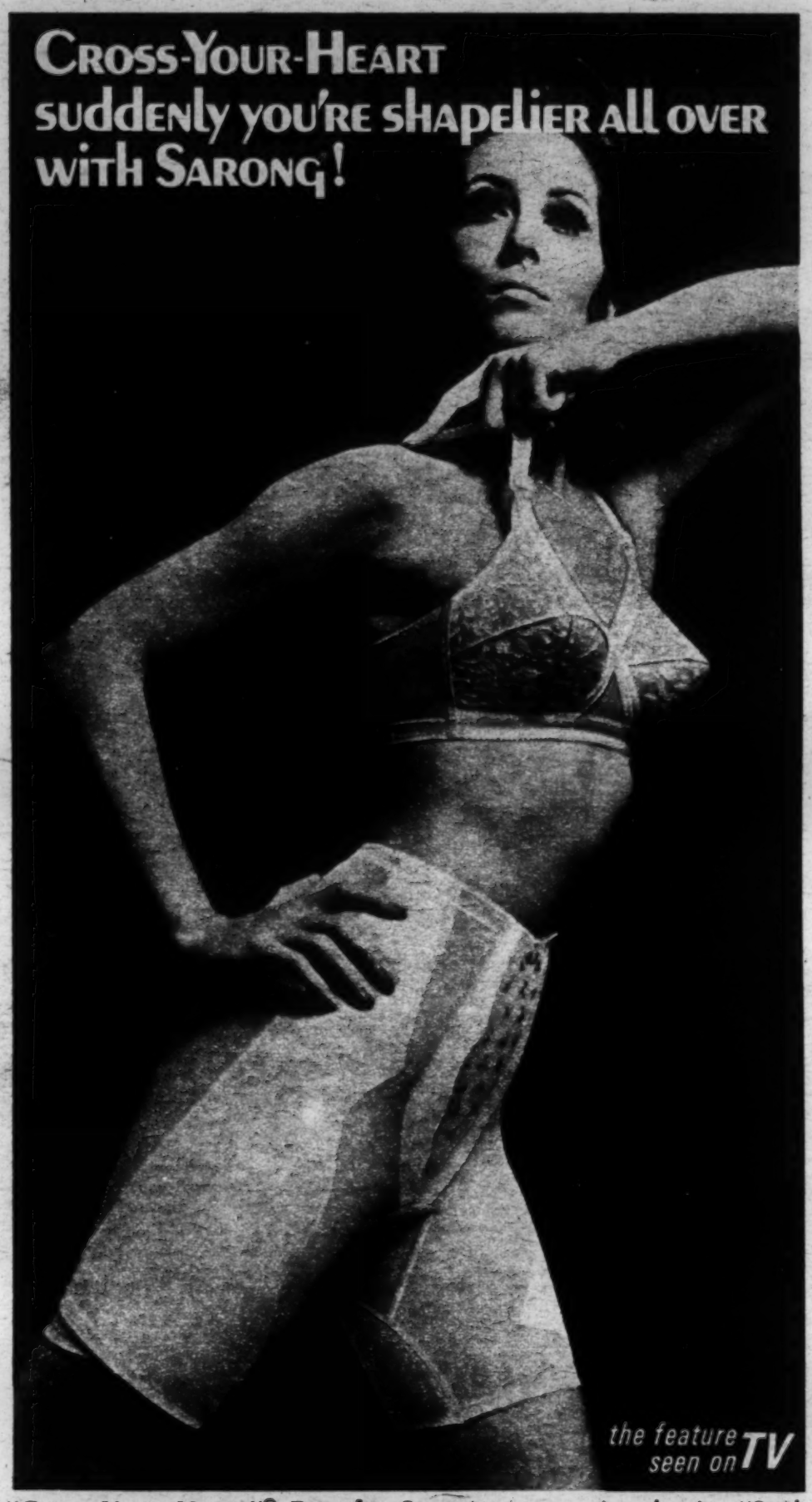

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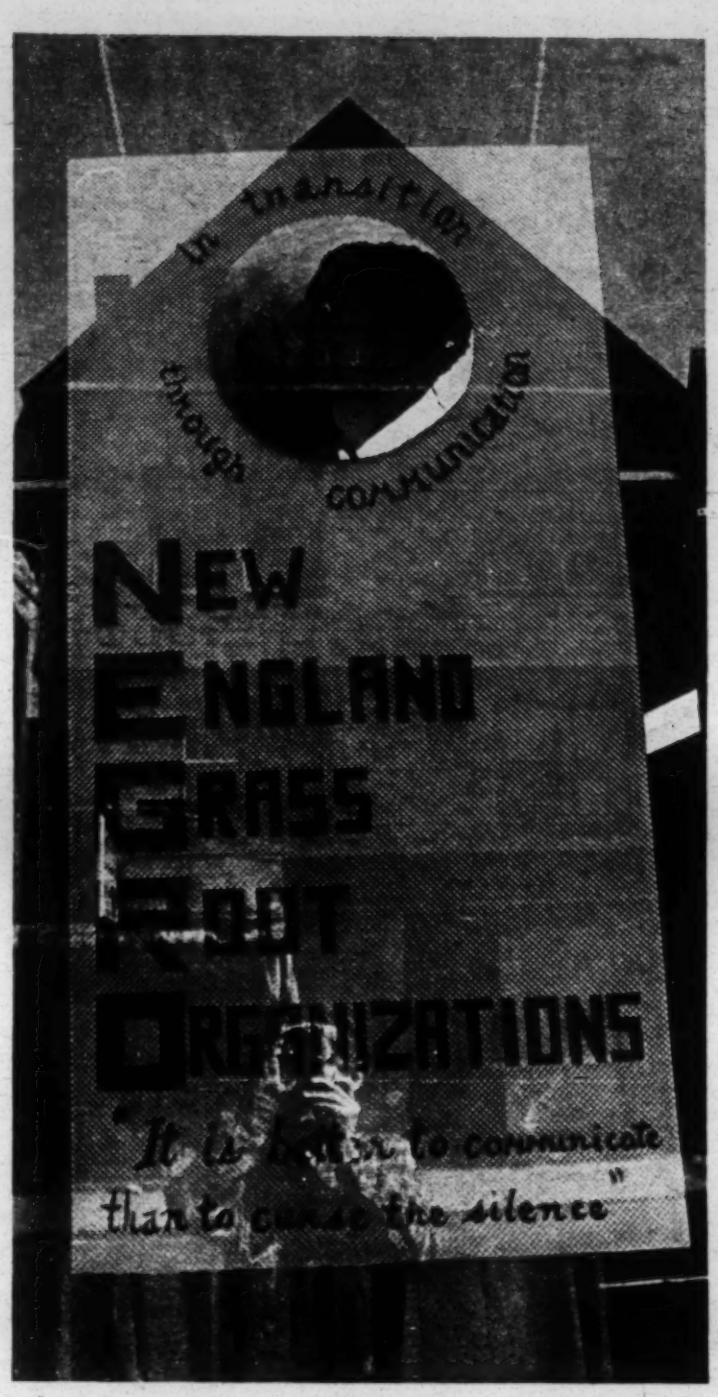

when he does it'll be about time. I scream him down and I hit him sometimes. I've got to. But I don't understand. I don't. We were brought up to live with the white people, because you have to, and now my children want to be away from them, and get rid of them. Maybe you can up here, where they live outside the city and we're inside, but they're still on top, I know that, and no matter what the kids say, that's true."

Her two sons took part in the riots that seized the Boston ghetto this summer. Why? How did they get involved? Their mother cannot answer these questions. To her they were "two quiet boys." They had never taken part in any civil-rights activity in Alabama—as some children and young teen-agers in the region had—nor have they done so since their arrival in Boston. Years ago they were both called "proper" by the Southern schoolteacher who taught them in a two-room, rural school. ("It wasn't the best school, but they're not so good up here either," was Mrs. Carroll's way of making a comparison. "Actually, I think the school buildings here are twice the age of those we had in Alabama.")

It didn't take long for her "proper" boys to change: "First, they were kind of made dizzy by the street. They'd want to stay inside, or they'd come back from outside full of stories of what they saw; there'd be drunken men, and people on dope, and there'd be a lot of sex, and just a lot of people standing around, and they'd see knives and things. Guns, I guess, too. You know, in the country it's not like that. We have a lot of bad colored people in Alabama, but they're not living all together, with no place to sit or take a walk, and with nothing but the sidewalk to rest on and the police to hide from.

"Well, my kids began to forget about everything they once knew—just like that! The streets grew on them, and

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they'd come and tell me all the stories, and then they stopped. That's when I knew they were *really* changed—it was all second nature, and they were all just part of the scenery down there, I guess. So when the riot came, they joined like everyone else."

Her sons don't quite put it as she does. The oldest youth speaks bluntly and sarcastically. He asks me as many questions as he answers: "Why do *you* think we riot? Don't you know? You must by now, or you're pretty slow on the draw, pretty slow. We've had enough. They push you so far, then you can't let it go further. That's it. In Alabama they keep us down with guns. Here they say we're 'free.' But if we try to act free, then they pull their guns, anyway."

I knew him well enough to risk asking him what he meant by "acting free." Well, he meant acting like "whitey." "Look. You're upset by something, so you go raise your voice and get it stopped. We're told we can't. That's what they taught us in Marengo County; be quiet, obey the 'bossman,' and wait until heaven for your kicks. Here they teach you in school about that 'equality' stuff, and Washington and Lincoln and how they freed us, and everyone is the same—American. Then you look around and you see what a lot of lousy lies they peddle to you.

"In the South you couldn't look around much, or they'd take care of you for life—I mean they'd kill you. Well, up here they say they're not going to kill us. Maybe they should. If they killed us, every one of us, they wouldn't have their trouble any more. But if they don't kill us, we're human, we're men, and we'll catch them in their lies, and it's only natural we'll try to get ours. That's what you're supposed to do in America, isn't it—get yours?"

THAT is that. I hear it again and again from him when I stupidly try to ask—once again—what angers him, and how he became involved in the rampant violence that destroyed so much of his own neighborhood: "First of all, it's not *our* place. We came there, and they soak us for rent. Whitey owns the place. It's *his* place. And besides, we're trying to get ours, like you have yours. We hear a fight and, man, we rush to the scene. We figure, this is our chance to do something. Sometimes I see the cops go by, and I wish I was them, I wouldn't mind the uniform and the car with the siren and all that. But I know the cops are here to keep their eyes on us, and they won't do a thing for us but shoot us."

Like his younger brother, he can identify for a moment with the police, the armed white man, the only white man he really knows today. I've even heard him echo his parents' sentiments—"maybe it's better down South." But he knows it "really" isn't better in Alabama, and he knows he can never be a white policeman or, in view of his "educational background," a Negro one.

When I ask him what he'd like to be and do, I hear this: "Maybe a pilot, or a president of something, or an official of some kind. But, no kidding, something even half good, even half good; something that I could hold in my hands and know it'll stay there, like anyone else's job." ■

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Volume 2, Number 6 November-December, 1972

Measuring Airport Noise

Sophisticated national standard needed for planning, damage suits

The roar of airplanes taking off and landing near populated areas increasingly concerns environmentalists as well as residents who live within earshot of the din. The courts have awarded damages to some property owners as compensation for airport noise, most notably in California where the Los Angeles Airport is reportedly spending $300 million to purchase some 2,000 homes which are adversely affected by airport noise.

Robert L. Spaeth has been conducting research for The Urban Institute to better define measures of airport noise and their legitimate uses, and to assess current methods for determining the amount of damages to be awarded to residents who suffer from the noise.

The best current measure of airport noise annoyance, Spaeth believes, is the Noise Exposure Forecast (NEF). As he points out in the Winter issue of *City* magazine, the Federal Aviation Agency proposed adoption of NEF as a national standard but then backed away from that action, a decision he considers unfortunate. He describes NEF in the following manner:

NEF is a composite measure, the components being: the decibel level of aircraft noise, the frequency spectrum of the noise, the time-duration of each flight, and the day-night distribtuion of take-offs and landings. Values of NEF are usually plotted on a map of the airport vicinity; lines connecting points of equal NEF are called "noise contours."

Living within NEF 50 contour or higher is almost unbearable, whereas most people would find a home in the NEF 25 contour acceptably quiet. Although Spaeth concedes that NEF has been misused, he thinks such misuse can be corrected. Examples of uses that are questionable—and proposed modifications—include the following:

—NEF has been used on occasion to establish absolute critical thresholds of annoyance. One California judge held that landowners in the NEF 40 contour should be "entitled to recover damages" (although he ruled that the amount of damages should be based on detailed appraisals). Because people's noise tolerance varies, Spaeth urges that NEF provide general guidelines, not invariable rules, in condemnation suits.

—NEF has been used to divide the area around an airport into three distinct NEF zones (above 40, 30 to 40, and below 30) with housing in these zones rated, respectively, totally unacceptable, partly acceptable, and acceptable. Insofar as this has triggered demands that airport authorities purchase all land inside the NEF 40 contour, Spaeth finds the three-zone distinction unwarranted. He recommends, instead, a five-zone differentiation (used in England) that gives policy makers and land users a wider range of reasonable options.

In general, Spaeth objects to actions based on rigid or overly legalistic reliance on NEF numbers, preferring instead that the numbers be considered in ways that can be tempered with judgment. He argues that complete abandonment of NEF leaves decision makers and environmentalists without a useful tool for reducing noise problems at existing airports, and for planning future airports with a minimum of cost and annoyance to surrounding communities.

In an article in the *Appraisal Journal*, Spaeth analyzes methods of estimating damages caused by airport noise. He detects weaknesses in the particular method used by a U.S. District Court in Connecticut to calculate the amount of property value depreciation due to noise from the nearby New Haven airport. Seven property owners were awarded a total of $18,400 in this case.

To estimate damages in this case, the court used a so-called "factor formula" relying on three measurements from each property in question to the runway and to glide angles used by incoming and outgoing planes. *(Continued on page 7)*

Cities' Financial Choices

Predictive capability among goals of detailed, complex analyses

In trying to reverse urban decline, an excellent case is often made for expanding particular city services. But what other services will have to be cut back? What new taxes will be imposed? Meanwhile, can we look for a general expansion or contraction of revenues? Will expenditures rise or fall in relation to these revenues?

An Urban Institute study is attempting to deal with such questions in a unique simultaneous framework and thereby help unravel the complex fiscal behavior of central cities.

Harvey Galper, Claudia Scott, and Hartojo Wignjowijoto are working with data for 10 large cities, exploring how municipal expenditure and revenue policies are related to numerous social, economic, demographic, and environmental factors. Their hypothesis is that the ability to predict future spending patterns requires statistical explanations of how past expenditures were related to the age, race, income and other characteristics of the local citizenry.

Among the major considerations the researchers are taking into account are the following:

—Federal and state grants to munici-

(Continued on page 2)

Cities' Financial Choices
(Continued from page 1)

palities. Fiscal studies commonly lump all grants together as simple additions to revenue. This fails to distinguish the varied conditions attached to grants and the different local responses such conditions generate. Many grants mandate, through a range of prescribed matching ratios, that cities may qualify for funds only by expending certain portions of their locally raised revenues for the same purposes. Grants without these matching requirements or other preconditions have a distinctly different fiscal impact.

—*Local choice.* Cities are frequently assumed to be essentially free of constraints in tapping their tax resources and in devising spending policies. The Institute researchers believe, however, that the metropolitan environment may present significant restrictions. The competition of affluent suburbs presses the central cities both to hold down taxes and to increase the quality or amount of public services.

—*Regional differences.* Serious distortions in city fiscal studies of a national scope may occur from using the dollar as a constant measure of service costs. This study will adjust for regional differences in dealing with individual city prices and wage rates.

—*Tax base effects.* Because of the heavy reliance of local government on property taxes, attempts will be made to chart the consequences of changes in the market values of commercial and residential properties on revenue and expenditure patterns.

Equations for these intricate factors are being estimated statistically. They will then be used in a computer model for simulations and predictions. Projections, for instance, may show the budgetary effects of changes in revenue sharing and other grant programs. The model also can be used to explore the effect of direct federal financing of services such as welfare. The intent of this work is to understand more fully the budgetary choices confronting the nation's central cities and to examine the consequences of alternative policies on these choices. An important by-product will be the assembly of an extensive city data bank. □

Nation Begins Weighing Impact of Revenue Sharing

How funds spent, and with what results, to be scrutinized

There is a tendency, natural enough, after passage of a new governmental program as massive as the five-year $30-billion revenue-sharing act to heave a sigh of relief and say, "That's that!"

The controversies that accompanied the long debate over the legislation, however, do not suddenly grind to a halt. A number of forces—including prevailing social and economic conditions and the ways in which revenue sharing is handled—will determine whether revenue sharing to state and local governments is to be expanded, contracted, or restricted in the coming years. How these unearmarked funds are used will be a major determinant of the future of revenue sharing.

No sooner had President Nixon signed the legislation than localities began deciding how to spend their grants. Many municipalities favor city halls; others sewer and water facilities. Still others intend to use the money for such diverse ends as mass transit subsidies, tennis courts, open space for recreation, and scenic preservation. Property tax reduction is planned in many states and localities. Because federal aid for social services was held in check, some state and local spokesmen urge that revenue-sharing funds fill this breach.

If localities are guided by earlier promises that the new grants would bring property tax relief, some members of Congress are likely to observe: "If cities can simply take federal funds and put local funds back in their pockets, where is the 'severe fiscal crisis' they described?" To the extent that localities invest the money in facilities and services, other members of Congress are certain to keep a sharp lookout for waste or "misguided" priorities.

Considering the uncertainty of a new program, some local officials express reluctance to tie revenue sharing to major on-going programs. If the resources are curtailed, localities might have to cut services or raise local taxes. Yet too much "incidental" or "one-shot" spending might hasten the very things that are feared—the tightening and earmarking of revenue-sharing money.

The President has assigned the Advisory Commission on Intergovernmental Relations the difficult task of tracking revenue sharing; this wise decision places the monitoring task in competent and logical hands. What are the uses and impacts of the new program? How does a revenue-sharing approach compare with the more traditional direct grants for specific federally-determined purposes? How do the public benefits compare with those that would accompany federal tax reduction?

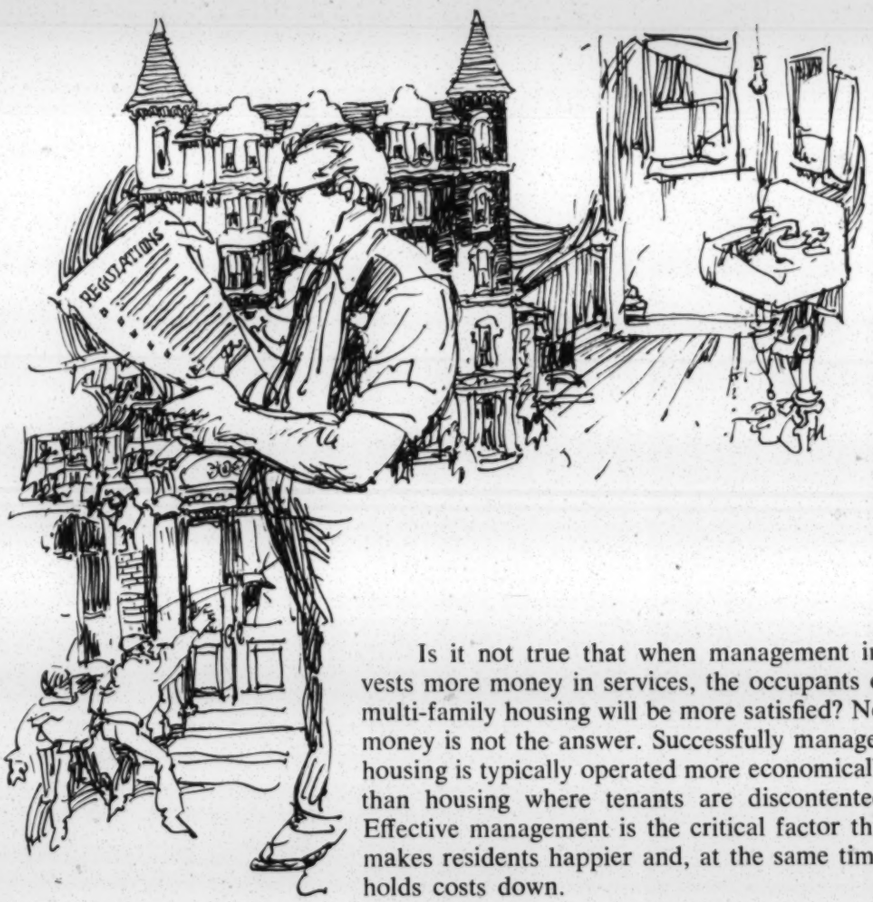
Such questions are especially difficult to answer because of the fungibility of resources. That is, public expenditures from revenue sharing easily get mixed with those from other federal, state, and local funds. Whatever the handicaps, the attempt to understand a large new government program is as vital as it is rare. Government can achieve a more rational level only when, instead of relying on reviews that are impressionistic, self-serving or demagogic, it calls for systematic assessments of its own actions.

Recent Commerce Department findings indicate that state and local governments, in general, are enjoying annual budget surpluses totaling almost $15 billion. This will be noticed by Congress as it wrestles with big federal deficits. But more than money is at stake in revenue sharing. At issue is a growing political conviction that decentralization is needed to counteract excessive governmental concentration in Washington. How this issue is resolved may shape American urban government for years to come.

William Gorham

Multi-Family Housing:

Keys to Good Management



Examining the human equation in good housing operations

Is it not true that when management invests more money in services, the occupants of multi-family housing will be more satisfied? No, money is not the answer. Successfully managed housing is typically operated more economically than housing where tenants are discontented. Effective management is the critical factor that makes residents happier and, at the same time, holds costs down.

Is it not true that housing managers must choose between strict, highly disciplined adherence to rules, on the one hand, or responsiveness to the special, personal needs of individual families? No. On the contrary, successful housing management requires a blend of several approaches including *both* firmness and responsiveness.

These are among the findings of The Urban Institute's research into housing management. The focus to date has been on apartments for low- and moderate-income families in an urban environment.

Before discussing the results of this research and their possible applications, some explanation should be given to the still somewhat unfamiliar term, *housing management.*

HOUSING MANAGEMENT CONCERNS the human equation of housing—how the various people involved in housing interact to provide housing services in the context of residential buildings and grounds and the surrounding environment. These people include the owners, hired managers, and maintenance staffs, the individuals and families who occupy the apartment units, and the government officials who create or carry out policies affecting housing.

This human side of the housing question has always existed. In the United States for most of the past half century, however, attention was concentrated on the physical defects—the unsafe and unsanitary conditions that typified slum housing: No plumbing or inadequate water and toilet facilities . . . breeding places of rats and roaches . . . poorly lighted and ventilated quarters . . . damp, cold, or overheated rooms . . . dangerous stairways. . . .

The list of housing ills is well known, and fairly intense public action has been directed on these physical defects for several decades. Slum clearance and urban renewal programs were launched. Public housing was built in various forms—low rise, high rise, and projects for the elderly.

The physical job is far from finished, but many of the worst structural defects of the nation's housing stock have been removed or repaired, and some of the most stringent shortages of decent housing are being alleviated.

Yet housing for the urban poor remains a serious issue. Many apartments, many neighborhoods, and many large sections of cities, although essentially sound from a structural viewpoint, are becoming blighted and undesirable. A somewhat new phenomenon, at least in its present proportions, is the wholesale abandonment of housing by owners.

To find the reasons and the possible remedies for such problems, one turns to the subject of human behavior. This is what housing management is all about, and why it is no longer a matter for the back burner.

WORKING UNDER MORTON L. ISLER, the director of the Institute's housing studies, a team of social scientists headed by Robert Sadacca has been studying the manifold inter-

actions underlying housing management. A recently completed Institute housing management study conducted by Margaret Drury attempted to answer two main questions:

—Does the form of ownership lead to differences in the quality of management?

—What specific characteristics of management lead to success?

The multi-family housing investigated did *not* include public housing projects. Rather, the three major ownership types that are insured by the Federal Housing Administration and subsidized by the Department of Housing and Urban Development through below-market mortgage interest were studied. To assure maximum comparability, the housing projects considered were limited to those with at least 35 units in buildings of no more than four stories.

No iron rule links successful management to particular forms of ownership

The three ownership types are as follows:

—*Limited distribution.* The sponsor is a private developer or investment company. In exchange for a 90 percent mortgage, the sponsor agrees that, on his 10 percent share of the original capital investment, profits or returns will be no higher than 6 percent.

—*Nonprofit.* The sponsor, typically a church group, labor union, or volunteer service group, receives mortgage financing to cover 100 percent of the development cost. The sponsor may receive no return or profit above operating costs.

—*Cooperative.* Also benefitted by 100 percent mortgage financing, a cooperative is owned by the occupants. Each household has one share in the ownership. This entitles the family to occupy one housing unit and to have a voice in the management of the entire development.

About half of these three kinds of developments (fitting the height and size limitations cited earlier) were found to be located in 10 regions. For study purposes, the Institute selected two of each type from each region, providing a sample of 60 developments, 20 of each type, spread geographically around the country.

A random sample of households was selected for interviewing at each development, the number varying with the number of housing units but totaling 1,004 households in all. Managers in each development also were interviewed. Observations about the development were made on site. Finally, HUD files were used to obtain information on income, expenditures, vacancies, turnover rates, rent levels, five-year profit and loss analysis, and physical features of the developments.

The household survey questionnaire (361 questions) required from 50 to 80 minutes to complete. The management survey (444 questions) required two-and-a-half to three-and-a-half hours per interview. About 85 questions asked of the heads of households and the managers were identical.

The major findings related to the question of ownership form may be summarized fairly simply:

—*The form of ownership, alone, does not predetermine how well housing will be managed.*

—*Nevertheless, some ownership forms seem more conducive to certain good management practices. Cooperatives and nonprofits most frequently revealed effective management. Limited distribution developments made the least impressive showing.*

Within each ownership type, it should be stressed, large variations occur. Thus, while cooperatives *on the average* give evidence of more effective management than limited distribution projects, some cooperatives would have to be judged low according to the various criteria used. Similarly, some of the profit-making projects rated high.

Much recent opinion about how to improve housing has stressed ownership form. This work puts that theory in perspective, showing a moderate correlation but no iron rule associating sure success with one form or sure failure with another. The most significant finding, therefore, is the following:

—*The way housing is managed is the key to the success of any particular project.*

WHAT, then, are the management principles that are most consistently associated with successful housing?

Before giving the answer, the meaning of successful housing should be clarified. It includes *financial achievement*—that is, providing a high level of housing services for the money. It includes *occupant satisfaction* as measured by their stated opinions and as revealed by their behavior. And it includes the *physical condition* of the property—that is, the units and development as a whole are being maintained and not allowed to deteriorate.

Using these measures of success, four major principles of good housing management have been identified:

ONE—Firmness in enforcing rules. This implies that the rules must be made known and enforced consistently and strongly. Examples of housing rules are: requirements that rent be paid on time; that pets, if allowed, must be cared for in certain ways; and that apartment units have no more than a fixed limit of occupants.

TWO—Responsiveness to residents' needs. This means, first of all, that maintenance requests are dealt with promptly and satisfactorily. It also includes flexibility. For instance, although there may be stringent rules against delinquency in rent payments, good management recognizes when illnesses or other emergencies require a deviation or exception from the rule.

THREE—Occupant responsibility. This does not necessarily mean that residents must take charge of the general operation of a housing project. It does mean that they should take an active role in making the project a better place to live. They should assume responsibility for keeping their units well kept and become interested and effective in furthering community and neighborhood development.

FOUR—Owner participation. In the best run projects, the operation and major decisions are not simply turned over to a management firm. The owner himself often is observed getting involved in some of the important phases of operation.

Analysis revealed that these good management principles are most effective, not in isolation, but when all four are blended together. For example, strictness in enforcing rules is much more effective when coupled with responsiveness to resident's needs.

Just as the good management principles appear together, so do the measures of housing success. The better the management is, the *higher* will be the degree of occupant satisfaction, the *better* the cleanliness and maintenance of the grounds and buildings, and the *lower* the expenses. The total management expense per unit per month averaged $29.15 in the high performance projects, $41.27 in the medium category, and $53.53 in the projects rated poorest.

"The conclusion from this," according to Isler, "is that you cannot buy your way to good management."

This point, important as it is, should not be twisted. It does *not* mean that good management follows as a consequence of a low level of investment in housing services. And it does *not* mean that, since money is not the key, minimum costs may be ignored; on the contrary, even the best management, faced with insufficient funds to meet basic occupant requirements, would probably fail.

As noted in a recent issue of the *Housing Affairs Letter*, "(These) discoveries made in recent studies by The Urban Institute may keep good projects good, turn bad projects around, and affect the quality of multi-family life for years to come."

Those are big orders, and they remain to be proven. But the next steps of the Institute's housing program are aimed at determining how far the results to date may be used in these directions. Several phases are underway:

If multi-family housing is poorly run, manager can't "buy his way" out of trouble

Training managers. Many managers of private housing, according to the researchers who have spoken with them, express considerable uncertainty about how they can best function. One of the first efforts, therefore, is to translate the Institute's research findings into nontechnical language that is readily usable by housing managers themselves. This finished material is anticipated early in 1973.

A related project is work with the new National Center for Housing Management in Washington that was set up by a presidential executive order in 1972 for the major purposes of recruiting, training and placing of housing managers, and promoting enlightened management practices which protect both the interests of residents and owners.

Peggy W. Spohn on the Institute housing staff is assisting the center in developing a curriculum that would be used in training programs for housing managers.

Public housing. There are too many differences between the kinds of publicly-assisted private housing that have been studied and public housing to assume that the same conclusions necessarily apply. Public housing clients are chosen differently, the federal and local governments apply different rules and requirements, the neighborhood environment often is dissimilar, and the financing arrangements are

not the same. Therefore the public housing aspects of the Institute's management studies take several forms.

—Survey. Surveys have been designed by Suzanne Silverman and other members of the housing staff to test whether the non-public housing findings are applicable. A review has begun of 120 public housing authorities. At least 40 of these will be examined intensively over a two-to-three-year period.

—Expense formulas. Paying for public housing has become a major problem. The old formula in which operating expenses were met with rent payments has been changed. Poor people's maximum rents have been set at 25 percent of their income. Federal operating subsidies to help local authorities meet their expenses have been rising. How to control this funding without encouraging poor management or drastically lowering occupant services is among the problems on which the Institute is assisting HUD.

Future management research aimed at improving public and private sector housing

—Special evaluation. HUD is funding the activities of 13 housing authorities to enable them to make major alterations in their management structure. During the next two years the Institute's measures of housing management will be adapted for an evaluation of the management changes made. Particular emphasis will be placed on identifying management improvements which can be transferred to other authorities.

—Future planning. Because management characteristics involve certain physical aspects of housing design, attempts will be made to use the Institute findings in the development of new projects. Considerations of how a public housing project is to be managed should affect certain aspects of how buildings are designed as well as the overall layout of projects.

IN the future the Institute will attempt to extend its research from the management of public and federally-assisted housing to private sector housing. In their earlier study, Drury, Sadacca and Isler found that, just by knowing how a project rated on the four major management principles, they could predict with over 80 percent accuracy whether that project would be in a high, medium or low performance group. The long-term research aim is to be able to help all public and private housing operate at a high performance level. □

Local Transportation Quality

System for measuring how well citizen needs are being met

Until the goals of a public service have been defined carefully enough to permit their measurement, attempts to improve that service are likely to be a hit-or-miss affair. The state and local government research project of The Urban Institute has been addressing itself to this matter, developing definitional-measurement tools to help officials responsible for providing public services. The latest effort along these lines deals with local transportation, following two earlier projects devoted to local recreation and solid waste collection services.

Richard E. Winnie and Harry P. Hatry of the Institute staff take note of the substantial amount of statistics already obtained about local transportation. Nevertheless, a community may tabulate its miles of paved streets and highways, its number of public transit vehicles and their passenger capacity, its off-street parking spaces, the peak and off-peak traffic volume on major arteries, and the number of highway maintenance man-hours—and still not know whether the local transportation services are adequately meeting the needs of its citizens.

Systematic ways to assess local transportation services are suggested in the recent Institute publication, *Measuring the Effectiveness of Local Government Services: Transportation.* The proposed approach includes the following steps:

—Identifying a general set of citizen-oriented objectives to be achieved by local transportation activities. Individual communities may modify these to suit special circumstances.

—Defining one or more measures of effectiveness that will indicate how well each of the objectives is being attained. Twelve such measures are described in detail.

—Collecting the data for each of the measures. Attention is given to data collection requirements that are practical and inexpensive, relying whenever possible on data sources that already are generally available. (The suggested data collection procedures are offered tentatively, pend-

ing an opportunity to subject them to substantial field tests.)

—Tabulating the data in meaningful ways. The researchers underscore the need to obtain data that will portray (1) the service performance in the entire city or county, (2) the quality of transportation for different neighborhoods, and (3) the quality of transportation for various segments of the population such as old and young, rich and poor, and the handicapped.

—Analyzing the measures periodically for their implications on local transportation budgeting and policy making.

Without a systematic assessment program of this sort, communities may be ignoring the transportation needs of certain groups of people. Winnie and Hatry are particularly concerned that citizens who depend entirely or frequently on public transportation are often neglected in local planning.

Once the effectiveness measures are applied regularly, useful comparisons may be made to check whether the community is progressing over time, and whether different sectors of the community are being given equitable service. Findings from the measurements also are intended to help officials pinpoint the most serious transportation problems at a given time. □

About the Institute: The Urban Institute is a nongovernmental, nonprofit research organization established in 1968 to study problems of the nation's communities. It cooperates with federal agencies, states, cities, associations of public officials, the academic community and other researchers.

About Search: A bimonthly that supplements and summarizes many of the reports, papers, reprints, seminars and other communications of the Institute. Research findings and opinions, representing a broad range of interpretations, reflect the views of particular authors and are offered as an independent, nonpartisan educational service. Editor, Walter Rybeck. For publication lists and other information, write: B. J. Stiles, Director of Publications.

Measuring Airport Noise

(Continued from page 1)

Spaeth has detected a serious mathematical flaw in this formula: namely, that two parcels of land subjected to equal levels of airport noise could show different losses of value. Even if this defect were corrected, the formula fails to take account of other important aspects of noise disturbance, such as the frequency of take-offs and landings or the type of aircraft in use.

Because the factor formula was relied upon in the precedent-setting 1971 New Haven case, the importance of Spaeth's finding is apparent. Although this research does not spell out an alternative formula, Spaeth has defined the characteristics of an improved formula. Instead of relying only on distance factors, it should include the more sophisticated acoustical and psychological measures of noise, such as the components incorporated in the Noise Exposure Forecast.

Federal adoption of NEF as a national standard would, in Spaeth's opinion, go far to create some clear ways of dealing with the growing disturbance from airport noise. □

Ethnic Minorities Project

Facts to be gathered about variety of American groups

Thomas Sowell, director of The Urban Institute's newly launched Ethnic Minorities Research Project, is convinced that "shaky assumptions with little if any basis in fact" explain why many of the nation's racial policies and programs have had limited success.

"One example is that generalizations are made about the family structure of black Americans, supposedly caused by their slave background," Sowell explains. "Yet the West Indians, who also were enslaved, have a very different family structure and culture. Why?"

The new research project will examine not only blacks but about a dozen ethnic minorities to seek more reliable insights. Among the project's early aims are the following:

—Development of a bank of statistical and historical information on ethnic groups.

—Analysis of income and expenditure patterns to measure the economic status of various minorities and the economic climate in which they function.

—Investigation of educational opportunity, with attention to the validity of testing devices and to the revived debate over heredity and environment.

According to Sowell, who has taught economics at the University of California at Los Angeles, Brandeis, Cornell, and Howard universities, the new project intends to develop a set of findings that can be drawn upon by others of varying viewpoints who are studying and developing programs for minority groups. □

New Trustees, Staff Positions

Vernon E. Jordan, Jr., executive director of the National Urban League, and Herbert Scarf, professor of economics at Yale University, have been elected to The Urban Institute board of trustees, Chairman Arjay Miller announced after the fall meeting.

Jordan, a lawyer, headed the Voter Education Project for the Southern Regional Council between 1964 and 1968, conducting a massive registration drive that added 2 million black voters to the election rolls. He served previously as executive director of the United Negro College Fund, as field director for the NAACP in his native Georgia, and as consultant to the Office of Economic Opportunity.

Scarf, author of many books and articles on mathematics, econometrics, and economics, was formerly an associate professor at Stanford and visiting professor at Cambridge, England, and at the University of Rome. He has served as a consultant to RAND, TEMPO and the Defense Department, and as director of the Cowles Foundation for Research at Yale.

The board of trustees also named Worth Bateman and Robert Harris of the Institute staff as senior vice-president and vice-president respectively. Bateman has been vice-president for operations and

(Continued on page 8)

New Trustees, Staff Positions

(Continued from page 7)

director of research since 1969. He was formerly deputy assistant secretary for program analysis in the Department of Health, Education and Welfare. Before joining the Institute in 1971, Harris was executive director of the President's Commission on Income Maintenance Programs and deputy administrator of New York City's Health Services Administration. □

Selected Institute Publications

Housing Management: A Progress Report, by Morton L. Isler, Margaret Drury and Clay Wellborn (S112-27), 106pp. / **Housing Management: A Second Progress Report,** by Robert Sadacca, Morton L. Isler and Margaret Drury (S209-1), 124pp. / **Ownership Form and Management Success in Private, Publicly-Assisted Housing,** by Robert Sadacca, Margaret Drury and Morton L. Isler (S209-3), 50pp. / **Management Performance in Multi-Family Housing Developments,** by Robert Sadacca and Morton L. Isler (S209-4), 47pp. / **A Model of Central City Fiscal Behavior,** by Harvey Galper et al (S506-2), 25pp. / **Measuring the Effectiveness of Local Government Services: Transportation,** by Richard E. Winnie and Harry P. Hatry (SURI-16000), 75pp., $1.95 / **Measuring the Cost of Airport Noise: Formulas and Pitfalls,** by Robert L. Spaeth (SURI-10077), 8pp., 50¢, reprint from the *Appraisal Journal* / **What Is Revenue Sharing?** by Charles J. Goetz (SURI-13000), 96pp., $1.95 / **Forecasting Local Government Spending,** by Claudia DeVita Scott (SURI-50010), 160pp., $4.95 / **Public Prices for Public Products,** by Selma J. Mushkin, editor (SURI-90009), 460pp., $6.50 paperback, $10.50 hard cover / **Operating Costs in Public Housing: A Financial Crisis,** by Frank deLeeuw (SURI-30001), 63pp., $1.50 / **New Towns In-Town: Why a Federal Program Failed,** by Martha Derthick (SURI-70006), 128pp., $2.95.

Please allow four to six weeks for receipt of publication orders. If delivery by first class or air mail is preferred, please indicate on the order; charges for additional postage will be billed to the customer. □

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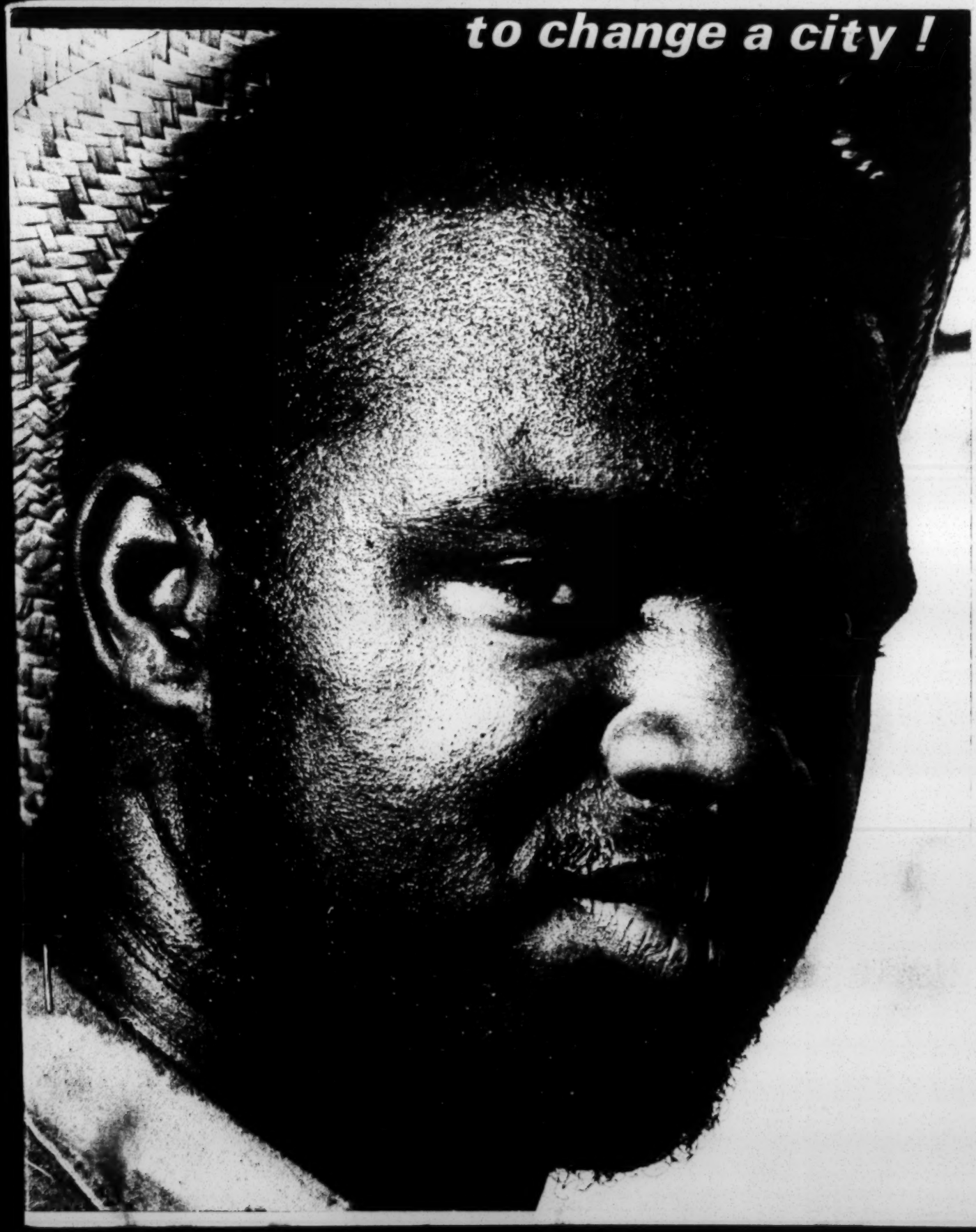
to change a city !

Business and the urban crisis

"Absolutely terrifying. No wonder people riot."

So said William Day, president of Michigan Bell Telephone, looking over the ghettos in Detroit after last summer's riots.

Bill Day said it well. The urban ghettos are terrifying—in Detroit and in dozens of other cities. And until positive steps are taken to solve the ghetto problem, this country of ours faces social and economic chaos.

And unless business takes the lead—now—the problem will not be solved.

Yet what business can do is neither easy nor immediately clear. The problem of the cities is complex, of long duration, and made up of issues that range from lack of jobs to bad housing, from faulty education to inadequate police protection.

In some areas of the problem, business has already made a fine start. In others, there still are only glimmers of what can be done.

This special report, distributed through McGraw-Hill publications to their millions of business and professional readers, focuses on what must be done in the three most critical areas: jobs, housing, and education. It was written by a task force of McGraw-Hill editors, drawing upon the editorial resources of our 44 business publications and 19 U.S. news bureaus.

We believe we are especially qualified to gather, edit, and disseminate vital information on this subject—what companies and industries have done, are doing, plan to do. Hence this report. We hope to convey some of our own feelings about the terrible urgency for action, and thus to stimulate and encourage other business organizations to do what each is best qualified to do.

We would like to hear of action your company has taken or plans to take. We shall continue our reporting on this subject, and we offer the editorial pages of all our publications as a forum for the exchange of constructive thinking on this massive problem we share.

We all face this urban crisis together; together we must solve it.

Sincerely,

JOSEPH H. ALLEN
PRESIDENT
MCGRAW-HILL PUBLICATIONS

of said system. The Assistant Attorneys General appointed by the Governor shall not be compensated at a rate in excess of the highest rate of compensation established by the Attorney General for the Assistant Attorneys General appointed by him. Any Assistant Attorney General, Deputy Assistant Attorney General, Law Assistant or other employee not under the Merit System may be removed by the appointing authority."

Section 3. Said Act is further amended by striking section 4 in its entirety and inserting in lieu thereof a new section 4 to read as follows:

"Section 4. The Department of Law is hereby vested with complete and exclusive authority and jurisdiction in all matters of law relating to the executive branch of the government and every department, office, institution, commission, committee, board and other agency thereof. Every department, office, institution, commission, committee, board and other agency of the State government is hereby prohibited from employing counsel in any manner whatsoever, unless otherwise specifically authorized by law."

Duties of department, etc.

Section 4. All laws and parts of laws in conflict with this Act are hereby repealed.

Approved February 18, 1966.

STATE REVENUE COMMISSIONER—EQUALIZATION OF TAXABLE VALUES BETWEEN COUNTIES.

Code Chapter 92-70 Repealed.

No. 31 (House Bill No. 468).

An Act to provide that the State Revenue Commissioner shall examine the tax digests of the several counties to compare said digests for the purpose of ascertaining whether the valuation of the various classes of property for taxation purposes as made in the respective counties

is reasonably uniform as between the counties; to provide for the equalization of the taxable values of property between the counties by the State Revenue Commissioner; to provide for the return of tax digests found to be unreasonably out of proportion; to provide for the correction of tax digests so returned; to repeal Code Chapter 92-70, relating to the duty of the State Revenue Commissioner to examine tax digests of the several counties; to repeal conflicting laws; and for other purposes.

Be it enacted by the General Assembly of Georgia:

Section 1. Beginning with the tax digests which are prepared for the calendar year 1967:

Duties.

a. It shall be the duty of the State Revenue Commissioner to carefully examine the tax digests of the several counties filed in his office pursuant to the provisions of Code section 92-6917, and to compare said digests for the purpose of ascertaining whether the valuation of the various classes of property as made in the respective counties for taxation purposes is reasonably uniform as between the various counties and to ascertain compliance with Article VII, Section I, Paragraph III of the Constitution.

Intent.

b. It is the purpose and intent of this Act to bring about as far as practicable an equalization throughout the state of the values of the various classes of property subject to taxation in accordance with Article VII, Section I, Paragraph III of the Constitution.

Adjustment of values.

c. If it shall appear to the State Revenue Commissioner that in any one or more of the counties the taxable values fixed upon any one or more classes of property are not reasonably uniform with the values fixed upon the same classes of property in other counties, the Commissioner shall investigate and inquire as to the reason therefor, and after making such investigation and comparison, shall have authority to adjust and equalize the same, either by adding a fixed per centum to the county valuation of any class of property in any county, if he finds the county valuation too low, or by deducting a fixed per centum from the county

valuation if he finds the county valuation too high, as may appear to be just and right between the counties. After making such adjustments, the State Revenue Commissioner shall notify by United States mail the chairman of the county board of tax assessors of the county affected that the county valuations upon the classes of property specified in said notice shall be raised or lowered by the per centum fixed by the State Revenue Commissioner, and the State Revenue Commissioner shall thereupon return to said county its tax digest for correction accordingly.

Duties of county tax assessors.

Section 2. Upon the giving of notice by the State Revenue Commissioner of changes or corrections to be made in the county tax digest, it shall be the duty of the chairman of the county board of tax assessors of the county affected, to call immediately a meeting of said county board, and at said meeting the board shall correct the county valuation upon the class or classes of property specified by the State Revenue Commissioner, so as to make the same conform to the findings of the Commissioner by applying uniformly to the specified class or classes of property the fixed per centum of increase or of decrease specified by the State Revenue Commissioner and by raising or lowering all the individual returns of all the taxpayers of the county upon the specified class or classes of property accordingly.

Code Chap. 92-70 repealed.

Section 3. Code Chapter 92-70, relating to the duty of the State Revenue Commissioner to examine the tax digests of the various counties filed in his office, as amended, is hereby repealed in its entirety.

Section 4. All laws and parts of laws in conflict with this Act are hereby repealed.

Approved February 18, 1966.

WARM AIR HEATING CONTRACTORS ACT AMENDED. —APPLICABLE IN CERTAIN COUNTIES (45,274-45,364).

No. 34 (House Bill No. 385).

An Act to amend an Act, relating to the licensing of warm air heating contractors, approved February 25, 1949 (Ga. L. 1949, p. 1622), as amended, so as to provide that certain counties shall come within the terms and provisions of said Act; to repeal conflicting laws; and for other purposes.

Be it enacted by the General Assembly of Georgia:

Section 1. An Act, relating to the licensing of warm air heating contractors, approved February 25, 1949 (Ga. L. 1949, p. 1622), as amended, is hereby amended by adding a new paragraph at the end of section 1, to read as follows:

Where applicable.

"All counties in the State of Georgia having a population of not less than 45,274 and not more than 45,364 according to the U. S. Decennial Census of 1960 or any future such census shall come within the terms and provisions of this Act and shall be subject to the regulation of the board herein provided for to the same extent and for the same purposes as those counties originally included."

Section 2. All laws and parts of laws in conflict with this Act are hereby repealed.

Approved February 28, 1966.

REVENUE BOND LAW AMENDED.

No. 105 (House Bill No. 387).

An Act to amend the Revenue Bond Law (formerly known as the Revenue Certificate Law of 1937), approved March 31, 1937 (Ga. L. 1937, p. 761), as the same has been here-

Reprinted from **nation's cities**
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MARCH 1969

Our Poor Cities: Broad Fiscal Action or Bankruptcy?

THE NATION has become acutely aware of the extent to which poverty permeates our society. Almost daily, new statistics and editorial revelations document the hunger, malnutrition, and unemployment which constitute the personal crisis of millions of Americans.

The national response, albeit tardy and often minimal and diffused by red tape, offers hope that in time every American will be assured a recognized minimum standard of living.

The form in which such assurance will finally exist is still subject to much national debate. Proposals abound for a negative income tax, a guaranteed minimum income, a revision of the public welfare program with minimum national standards, a public service employment program, and other proposals to eliminate abject poverty. The fact that they are regularly debated by a wide spectrum of political spokesmen indicates an awareness of the problems of individual poverty and the need for a national plan to eliminate it.

The poverty of the nation's cities has not yet reached a similar level of public awareness. Unless it does, however, many cities face severe restriction of public services and potential municipal bankruptcy. The very local environment in which our economic and social system must function will approach chaos.

There are signs that some state and national leaders are finally becoming aware of the financial plight of the cities. There is growing evidence to support the fact that cities are not capable of raising sufficient revenues locally to finance public services needed by all citizens *and* to finance solutions to the many crucial social and physical renewal problems which plague urban centers.

THE CONGESTION and the high density use which typify the core of most major metropolitan areas convinces the casual observer that the city must be financially well-off. As a community, it may well be. But as an institution, to serve the needs of its people, the city is poor. The physical plant, which is the visual measure of the city, provides an inadequate yardstick for the modern community's ability to support its public institutions. True, to the extent to which it can provide support, its definition as a tax base and the administration of taxes applicable to it could be better conceived and administered.

But the real wealth which flows through the economic veins of the communty—the flow which makes the community and the wealth which benefits by the existence of the community—cannot be adequately tapped by the city to support itself.

The reasons are numerous. Such wealth is mobile. If a city assesses wealth out of proportion to the assessments levied by its neighbors, such wealth readily finds a new locale. (Note the recent threats by the New York and Philadelphia stock exchanges to leave those cities if city taxes on stock transfers were imposed.)

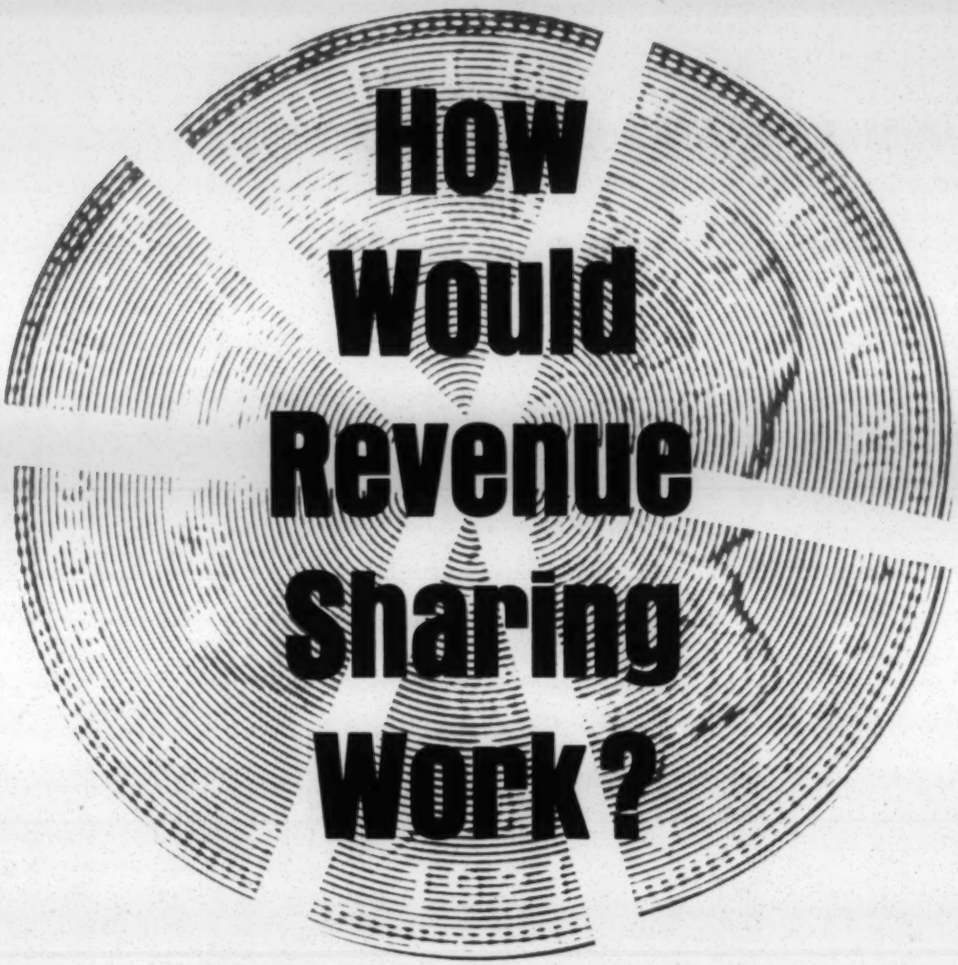
State restrictions on city income sources have generally prohibited the use of taxes to assess other than property or have kept such taxes at such an unrealistically low level as to make them inadequate to provide a reasonable and reliable revenue base. States and the federal government have pre-empted the revenue systems which most realistically reflect wealth and economic growth by their extensive and almost exclusive use of excise and income taxes.

ON THE OTHER HAND, state and federal programs to distribute funds to cities have given only minimal attention to the unequal fiscal capabilities and needs of local units of government. Per capita allocation, for example, assumes every citizen is an equal cost citizen and that every community has equal assessable resources behind each citizen. Grant-in-aid programs which rely on applications generally assume that all communities, or the first to file an application, are in equally critical need. Most federal grant-in-aid assumes that local resources are limited to achieve the objectives that the federal programs seek to stimulate, but adequate to match the federal aid and to finance all other ancillary activities which are generated by the national emphasis program.

National policies must be devised and adopted which will strengthen the revenue bases of cities. This issue of NATION'S CITIES deals with federal, state, and local actions which could help resolve the problem of the fiscally destitute cities of this nation. Specifically, priority should be given to:

- The sharing of federal revenues with all cities on a formula equalizing basis.
- The assumption by the federal government of the cost of public assistance.
- A major increase in the federal and state share of the cost of elementary and secondary education.

The alternatives for many cities is a disastrous deterioration of social and physical development programs which rely on local resources. In some instances, municipal bankruptcy is not beyond anticipation. ■



How Would Revenue Sharing Work?

The National League of Cities' Proposal Could Benefit States and Municipalities

PETER B. HARKINS

■ OBSERVERS of the local government scene no longer doubt that America's cities are in serious financial trouble. Local resources, primarily from the property tax, are in many communities about milked dry. The specter of taxpayer revolt looms ever larger. So time-consuming is the search for additional local tax money, many mayors would probably readily agree with one who said recently: "You spend all your time convincing the taxpayers you aren't stealing their money and pleading with them to fund vital increases in the budget."

Unfortunately, cities must go on levying property taxes for decades to come since this is the only major tax available for their use. This fact goes to the heart of the urban fiscal problem since the financial plight of the cities is primarily an intergovernmental fiscal problem. In terms of the revenue directly available to the three levels of government, the federal and —to a lesser extent—the state governments are the "haves" and local governments are rapidly becoming the "have-nots." And the haves are not sharing their resources with the have-nots in relation to the magnitude of local problems and responsibilities.

The concept of revenue sharing has captured the imagination of many urbanologists in the last few years. They reason that because the major problems facing the cities today are in reality national problems, the national government should—because of its superior revenue collection machinery—return some of this revenue to the states and cities.

Since 1964, when economists Walter Heller and Joseph Pechman first proposed their federal revenue sharing plan for the states, many hundreds of similar proposals have appeared, with some 300 introduced in the 90th Congress alone. But not until late last summer was a bill, sponsored by Sen. Vance Hartke (D-Ind.), introduced which featured revenue sharing directly with cities.

The National League of Cities, as the spokesman for America's municipal governments, naturally has been concerned over the various revenue sharing ideas. In 1967, the NLC adopted a series of principles, the most crucial of which stated that federal funds should be shared directly with the cities.

Then in December 1968, after extensive study and negotiation with other interested parties (including the

National Governors' Conference) to attempt to find a common ground, the NLC approved in principle a compromise plan of its own for sharing federal revenues with states, cities, and urban counties. By this action at the NLC's annual Congress of Cities in New Orleans, the approach and the bounds have been established within which those responsible for securing implementating legislation on Capitol Hill could negotiate.

During the many months of debate and negotiations over the shape of a revenue sharing plan best suited to the cities, the NLC's Revenue and Finance Committee (headed by Mayor Travis Tomlinson of Raleigh, N.C.) kept this as the prime goal: to secure a substantial source of additional revenue for the cities with no strings attached on how it would be spent. This was to be accomplished through a revenue sharing formula based on the cities' own fiscal need and tax effort.

The NLC committee—and its industrious nine-member steering committee—was confronted with many alternative approaches as it worked to arrive at an equitable allocation method. Here are three of these alternatives and some of the pitfalls inherent in each:

• *An allocation based on population:* This is a simple and readily understood distribution system, but it fails to meet the criteria of recognizing financial need or the extreme financial disparities found among local units of government. To a large extent, this method tends to compound such disparities.

• *An allocation that returns taxes to the point of collection:* This creates far greater fiscal disparities by returning larger amounts to communities with large concentrations of wealth and returning relatively little to those already suffering from lack of resources, and in the case of larger cities, those with proportionately greater problems.

• *An allocation only to cities above a specified size:* This may channel critical resources into some large cities that have difficult fiscal problems. But it fails to recognize that not all large cities are equally poor or that other smaller cities also suffer from a loss of population and declining tax base.

Other objectives in coming up with a workable revenue sharing plan included these considerations by the committee:

• The distribution of the additional federal funds to the cities should encourage states to increase their own aids to local governments.

• Any formula should recognize the availability of state and local resources and the extent of efforts to use them.

• Any formula should promote the use of general purpose governments to provide urban services.

Just what sort of a revenue sharing plan did the NLC's committeemen come up with? And how would it work? Here, in brief, are the details:

Appropriation Authorization: To finance general support grants, Congress would authorize for each fiscal year a sum equal to, say, 2 per cent of the individual income tax base calculated in the nearest year for which statistics are available.

On this basis, the amount of appropriations for revenue sharing in 1970 would be $6 billion to $7 billion. This amount, of course, would increase in later years with the growth in the individual income base, now going up at the rate of about 10 per cent a year.

Involving States as well as Cities:

NLC Revenue Sharing Plan Highlights

• All cities would be eligible to participate in federal shared revenues based upon sharing plans developed by each state.

• All cities over 2,500 population would be eligible to take part in the direct federal-local allocation if they are exerting a relatively high level tax effort in relationship to their resources.

• States would find it easier to work out plans to share funds received from federal revenue sharing or from other state tax sources because severe hardship fiscal conditions in the localities would have been substantially modified by the direct federal-city allocation.

• States would be encouraged to use their broad-based taxing power to raise revenue for (1) allocation to local governments or for (2) financing programs shifted from local to state responsibility.

• States and cities not making a tax effort equal to a national norm would be encouraged to key their revenue programs nearer the norm while those cities exceeding the norm would have pressure to tax at higher levels reduced.

• The inclusion of state revenues raised and allocated for educational purposes in the state revenue effort formula would encourage states to assume a greater share of local educational costs. Exclusion of such revenue in the local revenue effort formula eliminates a structural condition (i.e., whether schools are a part of the city government) that would otherwise create major disparities among cities nationally. Exclusion would increase local pressure for state assumption of educational costs.

• Governmental structural differences would have a direct effect on the amount a state and/or its cities receive. A state which has favored extensive use of special districts would deprive both itself and its cities of the right to include revenue raised for special districts in either the state or city revenue formulas. A state with a simplified organizational structure (resulting from full use of city government) would benefit. Thus shared revenue is not directed precisely on the basis of need since governmental structure is a factor, but a factor which can be modified.

How Tax Effort Index for 12 Cities Might Work

City	Tax Effort Index	Revenue Share per Capita
A	2	not qualified
B	2.5	not qualified
C	2.7	not qualified
D	3.0	not qualified
E	4.0	$ 5.00
F	5.0	10.00
G	5.5	12.50
H	6.0	15.00
I	8.0	25.00
J	9.0	30.00
K	10.5	37.50
L	11.0	40.00

While it was impractical to envision a revenue sharing plan dependant entirely on state reallocation to fully meet the needs of hard-pressed cities, it was equally unrealistic to ignore completely the important potential role of the states.

The NLC proposal, therefore, provides a revenue sharing fund for states and a similar fund for cities and urban counties. The state part of the plan would give the states authority to reallocate federal funds to subunits of government or to otherwise use the shared revenue as they see fit. The second element of the plan sets up a fund for certain cities and urban counties on a formula designated by Congress.

All cities, whether or not they participate in the second part of the plan, would be eligible to share in the state-controlled allocations.

Amount and Basis of Allocation to States: Initially, half of the 2 per cent federal individual income tax base (or 1 per cent) would be earmarked annually for initial allocation to the states. This would amount to about $3 billion. By dividing this total allocation by the civilian population of all the states, an average per capita sum for each state would be determined. The actual per capita sum for each state then would be increased or decreased in proportion to the tax effort of each state or the relative effort each state makes to collect revenue from its own sources for general expenditure purposes.

To provide an incentive for state action to utilize their revenue raising capacity to either aid local governments or assume a greater share of statewide programs, all revenues collected by the state (including those shared with local governments) would be counted for this purpose. Thus on the basis of $3 billion, or half the $6 billion appropriation, the per capita allocation among the states would amount to about $15—$3 billion divided by 200 million people.

For a state which exerted, say, a tax effort 10 per cent above the average for all states, the per capita payments would be increased accordingly. It would therefore receive $16.50 per capita instead of $15. Conversely, a state which had a tax effort rate 10 per cent below the national average would receive $15 less 10 per cent, or $13.50 per capita.

Amount and Basis of Allocation to Cities: Initially, the remaining half of the estimated $6 billion revenue sharing "pie" would be set aside for allocation on a per capita basis among eligible units of local government: incorporated municipalities of more than 2,500 population and urban counties (as defined by the Bureau of the Census).

A tax effort index would be determined for all these eligible units. The basic formula would be: per capita locally-raised revenue *divided by* per capita personal income and per capita value of the property tax base *equals* tax effort. All units would then be ranked in ascending order according to their tax effort index.

Next, from a list of tax effort indices of all eligible governmental units, a "norm" or "base" would be established to determine which units would participate in revenue sharing and which would not. While the norm would be somewhat arbitrarily established, it must generally reflect a cutoff point below which units would not participate whose tax efforts are not great in relation to the rest of the cities.

As an illustration of how the plan would work, suppose that out of a list of cities whose tax effort indices range from a low of 1 to a high of 12, a norm or cutoff was fixed at 4. Those cities with an index of 4 or above would take part. Those with an index below 4 would not.

To then determine how large an allocation each participating city would receive, a base allocation of, say, $5 per capita would be paid to each one with a tax effort index equaling the base or norm, in this case, 4. For each additional one point that a city's index lies above the norm, it would receive an additional $5 per capita. Where the city's index lies between two whole numbers, it would receive an appropriate fraction of the $5 per capita sum. In no case, however, could an individual city receive a total amount of money in one year in excess of 33⅓ per cent of the revenue it raised from its own local sources. This provides a leveling off feature and encourages continued tax effort by the city. The accompanying table illustrates how the allocation system would work with 12 hypothetical cities.

It should be noted that just as the state per capita allocation would increase in proportion to the growth of the individual income tax base, so also would the per capita allocation to participating municipalities and urban counties. If after distribution of funds to cities and urban counties a surplus remained in the city fund, it would be transferred in the next immediate fiscal year to the state fund for supplementary distribution among the states.

This exact plan may not ultimately appear in legislative form. Establishing the plan's principles was more important to the committee than the detail. In reality the National League of Cities' adoption of the above approach is viewed as the easy part of the procedure since now it must be sold to others. Much more negotiating and just plain horse trading on the issues will take place before revenue sharing is a fait accompli.

In addition, many economic and political changes must occur before Congress will feel inclined to take action, including most importantly the end of the massive expenditures in Vietnam.

But revenue sharing does hold great promise for cities and its proponents can be expected to make every effort to secure authorizing legislation at an early date. ■

PETER B. HARKINS *is a Legislative Assistant of the National League of Cities and a Contributing Editor of* NATION'S CITIES.

nation's
EXCLUSIVE REPORT cities

financing our urban progress

A PANEL OF EXPERTS ANALYZES THE CITIES' FINANCIAL CRISIS

Introduction

ON THE NEXT 31 pages you will find the consensus on what to do about the urban financial crisis worked out by representative leaders from the

National League of Cities
U.S. Conference of Mayors
National Association of Counties
Council of State Governments
National Governors Conference
Committee on Economic Development
Advisory Commission on Intergovernmental Relations
National Commission on Urban Problems
Ford Foundation
Chamber of Commerce of the U.S.
National Industrial Conference Board
National Association of Manufacturers
National Housing Center
Regional Plan Association
New York Economic Development Council
Small Business Administration
Tax Foundation

The roundtable conference at which this consensus was developed was held shortly before the presidential election under the joint sponsorship of the first five of the above organizations in association with *Time, Life, Fortune,* and the Robert Schalkenbach Foundation. The precise wording of the subject they met to consider was: "The Financial Crisis of Our Cities: What Should the Federal Government Do To Help?; What Should the State Governments Do To Help?; and What Must the Cities Do To Help Themselves?"

The two-day roundtable was assisted in its deliberations by three outstanding university economists and by a former U.S. Commissioner of Education.

The word "consensus" should not be understood to imply unanimity. It implies only broad and general agreement; and the fact that these leaders were invited to the conference to represent their organizations does not mean that their organizations have officially approved the content of this report.

What the individual panelists said at the roundtable was off the record; otherwise it would have been impossible to get frank talk leading to such a sensible consensus.

PERRY PRENTICE
Moderator and Rapporteur

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Urban News Service
NATIONAL LEAGUE OF CITIES
The City Building, 1612 K Street, N.W., Washington, D. C. 20006

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FOR RELEASE:
SATURDAY, MARCH 8 AT 6 P.M.

URBAN FINANCIAL CRISIS REQUIRES REVENUE SHARING, OTHER BROAD REMEDIES, SAYS PANEL OF LEADERS IN SPECIAL REPORT

WASHINGTON, March 8---America's urban financial crisis can be solved, a panel of 34 leaders from various fields has concluded, but only if a broad range of actions is taken at each level of government: federal, state, and local.

The panel's findings and recommendations are contained in an exclusive 32-page report, "Financing Our Urban Needs," in the March issue of NATION'S CITIES, the magazine of the National League of Cities.

The suggested solutions include federal revenue sharing with states and larger local governments, federal assumption of welfare costs, more federal and state funding of public education, more emphasis on taxation of land instead of improvements, revamped public educational systems, and more local government action to improve efficiency of operations.

Noting that America's larger cities are staggering under a heavy burden of welfare, education, and regional facility costs, the panel participants said:

"The question is no longer whether the state and federal governments should allocate more of their own tax revenues to meet local government needs, but how that allocation can best be channeled and directed so it will reach those places where it is needed instead of being dissipated where it is not.

"But," the panel members added, "central cities should not kid themselves that the state or federal governments or the suburbs can or will come through with enough aid

(More)

and relief to close the whole gap between local spending at the present rate of increase and local revenue from today's tax practice. . . .The question is not whether cities must do far more to help themselves financially, but how best the cities can hold down their own local costs and step up their own local revenues."

"Financing Our Urban Needs" is the consensus report from a two-day roundtable conducted late last year under the joint sponsorship of the National League of Cities, U. S. Conference of Mayors, National Association of Counties, Council of State Governments, National Governors Conference, Time, Inc., and the Robert Schalkenbach Foundation.

Among the participants in the roundtable were mayors, federal and state officials, businessmen, professors, and association and foundation executives. (For a complete list of the panel members, see the second page of the enclosed reprint of the special report.)

Here are some of the dozens of suggestions contained in the report:

- All federal categorical grants to local governments should be reorganized and consolidated along functional lines (such as health, transportation, housing) so that each city could choose their own priorities for programs within each area. "Local residents are better able to decide what they need most than officials far away in Washington," the panel members said.

- Every state should repeal its constitutional limitations on local taxing power to enable more revenues to be raised locally.

- The costs of education should no longer be treated as local costs or paid for out of local revenues (except where local taxpayers may choose to impose additional taxes on themselves to pay for added educational advantages for their children). State and federal governments should assume much bigger shares of basic education costs.

- Tax costs of poverty should be spread over a broad geographic base and most of these costs should be borne by the federal government. "Freed from paying the costs of poverty and education," the report notes, "most cities could raise through a better-applied property tax alone all the money they would need to meet their remaining money

(More)

needs, improve all their other services, and make city living more attractive."

• "The hope of federal subsidies could be the most effective inducement to get local governments to get together and consolidate or at least combine their operations. Local government needs to be broadly restructured to perform its proper functions well, but this restructuring will be far too slow in coming without the bait of federal aid. If metropolitan-area government units below a certain size were declared ineligible for federal bloc grants, we might be surprised by how many too-small units decide to get together."

• In order to stimulate more state and local tax efforts, a larger credit for state and local income taxes should be permitted on federal income tax returns.

• Heavier property taxes on location could put effective pressure on owners to put their sites to better use and recoup for local governments some of the substantial public investment in streets, water and sewer lines, schools, etc., that goes into making a parcel of property valuable.

• Along with higher property taxes on land should come reduced taxes on the improvements on the land. Said the panel members: "Almost every city collects two or three times as much money from taxes on improvements as from taxes on land. In fact, many cities tax improvements more heavily than the combined local, state, and federal taxes on any other product of American industry except hard liquor, cigaretts, and perhaps gasoline."

• The panel members were unanimous in urging more cities to make greater use of service charges in lieu of raising tax rates. A few of the panelists favored abolishing the property tax and substituting "carefully-cost-accounted service charges to pay all the costs of local government except education, poverty, and traffic police (which they would shift to the state or federal levels)."

• "We are unanimous in urging that in most cities a broad review and reorganization of local government operations to improve productivity and hold down costs is now overdue. This review should also consider what savings could be achieved by making it worthwhile

(More)

for private enterprise to take over many functions (like garbage collection) that are now performed by city employees."

- "Many of us consider education a backward industry." With that statement, the panel called for a broad review of public education costs and methods with particular emphasis on (1) education research, (2) standards of professional pay, (3) development of reliable education performance evaluation techniques, (4) use of team teaching and new gradations of teacher classification, (5) greater use of visual aids (particularly TV) and their relationship to arbitrary teacher-pupil ratios, and (6) a review of modernizing English spelling.

- More states should follow Maryland's example of encouraging its counties to "piggyback" local income taxes on top of the state levy. "This is one good way to discourage local competition to see which community can offer the lowest taxes as bait to catch more business and more people," the report said.

- "Any allocation of urban aids and subsidies should give heavy consideration to how hard the needy local government is trying to meet its own needs....We are unanimous that all cities and all states should be encouraged to do as much of their own taxing as they can before asking Washington to do the taxing for them."

- Cities should no longer be expected to give state and federal government a free ride on local services by giving all state and federal property a multi-billion tax exemption.

# # #

Urban News Service

NATIONAL LEAGUE OF CITIES
The City Building, 1612 K Street, N.W., Washington, D. C. 20006

CONTACT: Patrick Healy
(202) 628-3440

FOR RELEASE:

SATURDAY, MARCH 8 AT 6 P.M.

MUNICIPAL GOVERNMENT BANKRUPTCY POSSIBLE UNLESS BROAD NATIONAL ACTION IS TAKEN, NATIONAL LEAGUE OF CITIES SAYS IN EDITORIAL

WASHINGTON, March 8---Municipal government bankruptcy is not beyond anticipation unless national policies are adopted to strengthen the revenue base of America's cities, the 14,600-member-city National League of Cities said today.

In an editorial in the March issue of its monthly magazine, NATION'S CITIES, the NLC said priority should be given to:

(1) The sharing of federal revenues with all cities on a formula equalizing basis, (2) the assumption by the federal government of the cost of public assistance, and (3) A major increase in the federal and state share of the cost of elementary and secondary education.

In the same issue, an article entitled "How Would Revenue Sharing Work?" explains the National League of Cities' own revenue sharing plan which, in effect, would set up two equal funds: one to be shared by the states and the other to be shared by cities over 2,500 population. Amounts to be dispensed from both funds would be based on tax-effort formulas.

Both the editorial and the article on revenue sharing (reprints of which are enclosed) accompany an exclusive 32-page special report entitled "Financing Our Urban Needs" in the same magazine. The report is a consensus statement of 34 leaders from various fields and contains dozens of suggestions for action at all levels of government to ease the cities' financial burdens. Included in the report are recommendations similar to those made by NLC in the editorial entitled "Our Poor Cities: Broad Fiscal Action or Bankruptcy?"

# # #

Southern Regional Council
Exec. Director
5 Forsyth Street, N.W.
Atlanta, Georgia

You Are Invited To Participate in the Design of an

URBAN INFORMATION CLEARINGHOUSE NETWORK

for the

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By Completing the Enclosed Form

(Form Approved By: Bureau of the Budget - No. 63-5-68013)

Please complete identification Section below if the information is different than that shown above:

Southern Regional Council, Inc. (Name of Organization)

5 Forsyth Street, N.W. (Address)

Tele: 522-8764

Moreland Griffith Smith, FAIA (Name of Responding Individual)

Director, Urban Planning Project (Title) (Telephone)

December 31, 1968 (Date)

MIDWEST RESEARCH INSTITUTE

1522 K STREET, N.W., WASHINGTON, D.C. 20005 - - - AREA CODE 202-659-2680

Dear Sir:

Midwest Research Institute is charged with developing plans for a national Urban Information Clearinghouse Network which will be operated by the U.S. Department of Housing and Urban Development.

The network contemplated will serve the needs of public and private groups involved in housing, urban development, and urban affairs. Its organizational form may conceivably be multi-centered, with some information centers and services operated by HUD and other federal agencies, while others may be contracted to outside groups.

An important part of the MRI design study is the identification of major participants in urban activities and the "mapping" of their involvement, information needs, and capabilities as sources for information.

This questionaire is one aspect of our mapping effort. It is being sent to some 600 carefully selected organizations which, in are view,represent key groups in urban affairs. With so small a sample, it is vital for us to obtain your cooperation in filling out this questionaire. Your answers will be treated confidentially, and no specific mention of your organization will be made in any report or publication in connection with this questionaire.

Later in the study, we plan to visit a number of the responding organizations to review capabilities and interests in more depth.

We would appreciate receiving this questionaire as soon as possible. If you have any questions, please call us and we shall be pleased to give you further information.

Very truly yours,

Peter L. Shoup
Project Manager

PRINCIPAL LABORATORIES: 425 VOLKER BOULEVARD, KANSAS CITY, MISSOURI, 64110, 816-561-0202

I. ORGANIZATIONAL PROFILE

A. Please check one or more of the following which describe your organization:

- ☐ University/college
- ☒ Not-for-profit research institute
- ☐ For-profit consultant
- ☐ Foundation
- ☒ Regional Council
- ☐ Planning agency or commission
- ☒ Economic development agency
- ☐ Civic group (patriotic, ethnic, social service, educational)
- ☐ Citizens' action group
- ☒ Civil rights group
- ☐ Religious group
- ☐ Labor federation
- ☐ Labor union
- ☐ Association of governments
- ☐ Association of government officials
- ☐ Professional association
- ☐ Commercial, trade, or industry association
- ☐ Private corporation
- ☐ Other _____ (specify) _____

B. Please give a brief statement of your organization's purpose and/or attach a descriptive brochure or pamphlet: See Brochure

C. Please estimate the number of organizations in the United States with the same purpose as described in Question I.B. above: None

D. Please characterize your service population (clientele, customer group, membership, people you serve) and show its size:

____ (No.) Individuals _____ (characterize, e.g. public officials, engineers, etc.)

____ Governments _____ (state type, e.g. states, counties, special districts)

____ Corporations _____ (state industry or commercial sector, e.g. insurance)

____ Other _____ (specify and characterize)

E. What type of management sets policy for your organization? Please check below:

- ☐ Partnership
- ☐ Elected Public Officials
- ☒ Private Board of Directors
- ☐ Parent Institution, Agency, or Organization (please name) _____

Other (please specify) _____

F. Please characterize the current financial size of your organization. Show whether you are reporting ☒ annual budget; ☐ annual sales; ☐ annual revenues.

- ☐ $100,000 or below
- ☐ $100,000 to $500,000
- ☐ $500,000 to $1 million
- ☒ $1 million to $5 million
- ☐ $5 million and above

Percent of current resources related to urban affairs _____%

1975 estimate $_____

Percent of 1975 resources related to urban affairs (estimate) _____%

G. Please characterize your staff and its size: Number of professionals 15
1975 estimate of number of professionals _____. Number of clerical and support personnel at present 30.

II. YOUR SUBJECT MATTER INTERESTS

Shown below is a subject matter breakdown. Please mark (with an X) all major and minor categories which relate to the activities of your organization. Insert additional categories as you see fit.

Next, circle six (or fewer) categories -- major, minor, or both but no more than six all told -- in which your organization has a vital interest and experiences a need for more and better information.

[X] EDUCATION

- [X] Preschool
- [X] Elementary
- [X] Secondary/Vocational
- [X] Higher
- [X] Non-curricular/Adult
- [X] Facilities Construction

[X] HEALTH

- [X] Medical Services, Institutional
- [X] Medical Services, Non-institutional
- [ ] Health Facilities Construction

[X] SOCIAL SERVICES

- [X] Welfare
- [X] Economic Opportunity Programs
- [X] Relocation
- [X] Recreation

[X] LAW ENFORCEMENT

- [X] Police Administration
- [X] Crime Control
- [ ] Civil Disorders
- [ ] Juvenile Delinquency
- [ ] Administration of Justice
- [ ] Code Enforcement

[X] HOUSING

- [ ] New Construction
- [ ] Rehabilitation
- [ ] Financing
- [X] Architecture and Design
- [ ] Rental Housing Management
- [ ] Sales
- [X] Demolitions

[X] ENVIRONMENTAL CONTROL

- [X] Air Pollution
- [X] Water Pollution
- [X] Solid Waste Disposal/Litter
- [X] Noise Abatement
- [X] Beautification

[X] ECONOMIC DEVELOPMENT

- [X] Employment/Underemployment
- [ ] Industrial Development
- [X] Commercial Development

[X] LAND AND LAND USE

- [X] Commercial/Industrial
- [X] Residential
- [X] Parks/Open Space
- [X] Zoning

[X] TRANSPORTATION

- [X] Highways, Roads, Streets
- [X] Stationary Facilities (Terminals, Airports Stations, Etc.)
- [X] Urban Mass Transit

[X] GOVERNMENTAL AFFAIRS

- [X] Public Finance
- [X] Community Relations
- [X] Inter-Governmental Relations

[X] GENERAL SUPPORT

- [ ] Planning
- [X] Water/Sewer Systems
- [X] Power Systems
- [X] Public Facilities
- [X] Construction

[X] OTHER

Poverty

III. HOW YOU WOULD LIKE TO GET INFORMATION

Insert subject headings you circled in Section II into the blanks in the extreme left hand column of the table below.

For each subject heading, show the types of information you need (top horizontal column of the table) and the form in which you would like to recieve the information (coded tabulation on the bottom of the page). To do this, insert the code letter or letters from the bottom tabulation into the appropriate cell or cells for information types in the body of the table

Example: You circled "Housing" in the previous Section. Write the word "Housing" in the first blank of the extreme left hand column headed SUBJECT. Your need is for Statistical Information. You will find Statistics as the third column under TYPES OF INFORMATION. You would like to recieve information in the form of a computer tape. Computer tapes are coded with the Letter Y in the tabulation of FORMS at the bottom of the page. Insert the letter Y under Statistics in the topmost line of the table.

You may select more than one type of information under each subject and more than one format under each type.

SUBJECT — Types of Information You **NEED** About Subject

Insert Subject Headings You Circled in the Previous Section in the Blanks Below:	Federal Pre-application Program Information	Post-application Program Information, Policy Trends, Agency Regulations, Legal Matters	Statistics	Planning and Management Information	Operating Experience of Other People	Names of people, experts, consultants	Technological Information and Data	Basic Scientific Research Findings and Data	
Civil Disorders	X	X	X	X	X	X	X	X	
Administration Of Justice	X	X	X	X	X	X	X	X	
Housing	X	X	X	X	X	X	X	X	
Planning	X	X	X	X	X	X	X	X	
Poverty	X	X	X	X	X	X	X	X	

FORMS IN WHICH YOU WOULD LIKE INFORMATION TO REACH YOU

Person-to-Person

A- Informal Discussion
B- Formal Consultation
C- Telephone Consultation
D- Formal Speech/Meeting
X E- Seminar Discussion

Printed/Written

X F- Abstracts/Summaries
X G- Bibliographies/Indexes
X H- Books
X I- Reports
X J- Pamphlets/Brochures
X K- Newsletters/Magazines/Announcements
X L- Directories/Catalogues
X M- Personal Letters

Audio/Visual

N- Motion Pictures
O- Filmstrips
P- Slides
Q- Audio-tapes
R- Phonograph Records
S- Close-circuit TV
X T- Training Kits
X U- Exhibits
X V- Maps/Charts/Graphic Schemata
W- Scale Models

Electronic

X- Computer Discs
Y- Computer Tapes
ZA- Punch Cards
ZB- Direct line Access to Computer Bank
ZC- Simulation/Games

IV. SUBJECTS ABOUT WHICH YOU SUPPLY INFORMATION

The subject matter breakdown is reproduced once more on this page. This time, please mark (with an X) each major and minor heading about which you supply information to others. Insert other categories as you see fit.

Next, please circle six (or fewer) categories -- major, minor, or both but no more than six all told -- in which you produce or disseminate the largest volume of information.

☐ **EDUCATION**

- ☐ Preschool
- ☐ Elementary
- ☐ Secondary/Vocational
- ☐ Higher
- ☐ Non-curricular/Adult
- ☐ Facilities Construction

☒ **HEALTH**

- ☐ Medical Services, Institutional
- ☐ Medical Services, Non-institutional
- ☐ Health Facilities Construction

☒ **SOCIAL SERVICES**

- ☒ Welfare
- ☐ Economic Opportunity Programs
- ☒ Relocation
- ☒ Recreation

☒ **LAW ENFORCEMENT**

- ☒ Police Administration
- ☒ Crime Control
- ☒ Civil Disorders
- ☒ Juvenile Delinquency
- ☒ Administration of Justice
- ☐ Code Enforcement

☒ **HOUSING**

- ☒ New Construction
- ☒ Rehabilitation
- ☒ Financing
- ☒ Architecture and Design
- ☐ Rental Housing Management
- ☐ Sales
- ☒ Demolitions

☐ **ENVIRONMENTAL CONTROL**

- ☐ Air Pollution
- ☐ Water Pollution
- ☐ Solid Waste Disposal/Litter
- ☐ Noise Abatement
- ☐ Beautification

☒ **ECONOMIC DEVELOPMENT**

- ☒ Employment/Underemployment
- ☐ Industrial Development
- ☒ Commercial Development

☒ **LAND AND LAND USE**

- ☒ Commercial/Industrial
- ☒ Residential
- ☒ Parks/Open Space
- ☒ Zoning

☐ **TRANSPORTATION**

- ☐ Highways, Roads, Streets
- ☐ Stationary Facilities (Terminals, Airports, Stations, Etc.)
- ☐ Urban Mass Transit

☒ **GOVERNMENTAL AFFAIRS**

- ☒ Public Finance
- ☒ Community Relations
- ☒ Inter-Governmental Relations

☒ **GENERAL SUPPORT**

- ☒ Planning
- ☐ Water/Sewer Systems
- ☐ Power Systems
- ☒ Public Facilities
- ☒ Construction

☒ **OTHER**

Poverty

V. HOW YOU SUPPLY INFORMATION

In this section, please report on your information supplying activities. Follow the same procedure as you did in the section on information need characterization. Insert the subject headings you circled in Section IV in the blanks on the extreme right hand column of the table headed SUBJECT, then proceed as before.

Example: You supply information on "Water Pollution." Write "Water Pollution" in the first blank of the extreme left column headed SUBJECT. You supply information about Federal Programs. You will find Federal Program information as the first column under TYPES OF INFORMATION. You supply this information in the form of a newsletter. Newsletters are coded with the Letter K in the tabulation of FORMS at the bottom of the page. Insert the letter K under Federal Program Information in the topmost line of the table.

You may show more than one type of information that you supply under each subject and more than one format under each type.

SUBJECT — Types of Information You **SUPPLY** About Subject

Insert Subject Headings You Circled in the Previous Section in the Blanks Below:	Federal Pre-application Program Information	Post-application Program Information, Policy Trends, Agency Regulations, Legal Matters	Statistics	Planning and Management Information	Operating Experience of Other People	Names of people, experts, consultants	Technological Information and Data	Basic Scientific Research Findings and Data	
Civil Disorders	X	X	X		X	X	X	X	
Admin. of Justice	X	X	X		X	X	X	X	
HOUSING	X	X	X		X	X	X	X	
Planning	X	X	X		X	X	X	X	
Poverty	X	X	X		X	X	X	X	

FORMS IN WHICH YOU SUPPLY INFORMATION TO OTHERS

Person-to-Person

- X A- Informal Discussion
- B- Formal Consultation
- X C- Telephone Consultation
- X D- Formal Speech/Meeting
- X E- Seminar Discussion

Printed/Written

- X F- Abstracts/Summaries
- X G- Bibliographies/Indexes
- H- Books
- X I- Reports
- X J- Pamphlets/Brochures
- K- Newsletters/Magazines/ Announcements
- L- Directories/Catalogues
- X M- Personal Letters

Audio/Visual

- N- Motion Pictures
- O- Filmstrips
- P- Slides
- Q- Audio-tapes
- R- Phonograph Records
- S- Close-circuit TV
- T- Training Kits
- U- Exhibits
- V- Maps/Charts/Graphic Schemata
- W- Scale Models

Electronic

- X- Computer Discs
- Y- Computer Tapes
- ZA- Punch Cards
- ZB- Direct line Access to Computer Bank
- ZC- Simulation/Games

VI. MORE QUESTIONS ABOUT YOUR ORGANIZATION AS AN INFORMATION SUPPLIER

A. Does your organization have its own library? ☒ Yes ☐ No. If "No," please go on to Question D. below.

B. Estimate current holdings, in number of documents 800 (see attached)

C. Estimate acquisition rate, in documents yearly _____

D. Indicate the library facility or other information resource outside your organization on which you rely for information by checking one of those shown below. If you check more than one, please rank (1, use most; 2, use less than 1; etc.)

1 ☒ Public Library ☐ City Hall Library 3 ☒ Federal Agency Library
☐ Association Library ☐ Other (please specify) 2 University Libraries

E. Does your organization operate an information system (inquiry service, manual or computerized data bank, etc.) for the benefit of outside clientele or membership?
☐ Yes ☐ No. If "No," please go on to Question L. below.

F. Please characterize the information system by checking one of the descriptions shown below. If more than one applies, please rank in order of importance (1. most important function; 2, less important than 1; etc.)

☐ Management Information System ☐ Statistical Data Bank 1 ☐ Manual or computerized Literature Storage and Retrieval System ☐ Graphic Materials Storage and Retrieval System 2 ☐ Other (please specify) Special Reports

G. Please describe the subject coverage of the information system Race Relations and all related subjects (See Attached)

H. Estimate the number of transactions (inquires processed) in one year 750 per month

I. Estimate the number of users in one year 9,000

J. Estimate the percentage of users who are:

25% ☐ Policymakers (legislators, members of boards, trustees, etc.)
25% ☐ Administrators (executive officers, department heads, etc.)
25% ☐ Practitioners (engineers, scientists, social workers, teachers, etc.)
25% ☐ Clerical and support personnel

K. Please enclose particulars about your fee structure or other financial arrangements, together with information about annual operating budget, if available.
Charge for reproduction only

L. Please name information systems operated by others that your organization uses, if any. Please list in order of most frequent use Universities, Southern Education Reporting Services

VII. ESTIMATE OF EXPENDITURES ON URBAN INFORMATION

Please estimate the amount of money spent by your organization on the acquestion of urban information. Base your estimate on:

(1) Purchase of subscriptions, books, documents, directories, films, tapes, and the like.

(2) Salaries of personnel directly engaged in information acquistion--for instance, librarians.

(3) Direct salaries and other expenses of personnel engaged in one-time or periodic interviewing or polling activity directly connected with information acquisition.

(4) Value of contracts granted by you to others to generate information for your organization.

$1,000 or less
$1,000 to $5,000
$5,000 to $10,000
$10,000 to $50,000
$50,000 to $100,000
$100,000 to $500,000
$500,000 to $1million
$1 million or over

VIII. INVOLVEMENT IN SELECTED HUD PROGRAMS

Shown below are five programs of the U.S. Department of Housing and Urban Development. These programs have been singled out for special emphasis in the Clearinghouse Design Study.

A. Please rank the programs to show the relative importance of each to the activities of your organization (1, most important; 2, less important than 1; etc.)

1 Model City Grants
2 Neighborhood Facility Grants
5 Rent Supplement Program
3 Urban Planning Assistance Grants
4 Urban Renewal Project Grants

B. Using the table shown below, please characterize the nature of your involvement in each program, if any.

HUD Programs	NATURE OF INVOLVEMENT						
	Direct			Indirect			
	Conduct Planning For Program	Operate Program	Supply Goods Or Services	Supply Information About Program	Supply Information About Skills and Expertise Required In Program Implementation	Participate In Planning Process	Conduct Reserch and Development Related to Program
Model City Grants				1	2	3	4
Neighborhood Facility Grants				1	2	3	4
Rent Supplements				1	2	3	4
Urban Planning Assistance				1	2	3	4
Urban Renewal Project Grants				1	2	3	4

M. Please estimate the total number of information transactions that you have with your information users, in one year, by inserting the appropriate figure next to the specific transaction descriptions below:

Copies of newsletter or magazine mailed 20,000

Telephone inquires answered 5,000

Letter inquires answered 5,000

Copies of reports, books, or films distributed 30,000

Attendees at seminars, lectures, or conference held 15,000

N. Please select, from the list shown below, FIVE types of organizations to which you SUPPLY the most information (Column A). Next, select FIVE types of organizations from which you OBTAIN most of your information (Column B). They need not necessarily be different, of course.

Select Five in each column

Column A Supply To	Column B Obtain From	Please Show an example in blanks
X	X	Federal Agency
		State Government
		City or Municipality
		Other Government
	X	University
	X	Not-for-profit research institute
	X	For-profit consultant
		Foundation
		Regional council
		Planning agency or commission
		Economic development agency
		Chamber of Commerce
		Civic Group(patriotic, ethnic, social welfare, educational)
X	X	Civil Rights group
X		Citizens' action group
X		Religious group
		Labor federation
		Labor union
		Association of governments
		Association of government officials
X		Professional association
		Commerical, trade, or industry association
		Private corporation
		Other

The Research Department of the Southern Regional Council has a wide variety of information dealing with every aspect of civil rights, from peonage, Negro veterans of World War II, and Smith vs. Allright in the 1940's to the poverty program, the northern and southern urban riots, census reports, school directories, law reports, government publications, the Urban Coalition, and Black Power in 1968. The collection of material, the best in the South, is distributed in the following manner: The library has approximately 800 titles. The books contain information on the subjects mentioned above, as well as Negro history, southern history, civil liberties issues, and the like. The pamphlet collection consists of 280 4" x 8" "bins" containing several thousand pamphlets. The newsclip and "material" (magazine articles, agency and other publications) files occupy 132 file drawers and cover the years 1944-68. Earlier research material is housed at the Atlanta University Library. A collection of materials, newsclips, notes, manuscripts, posters, and pictures dealing with the revival of the Ku Klux Klan remains in the SRC library. At the present time the research department receives information from approximately 20 newspapers per day, about 20 magazines a week, along with several weekly newspapers, occassional papers from community or voter registration organizations, publications of the Center for the Study of Democratic Institutions, the Citizens' Council, SNCC, Negro Colleges, Scholastic Journals, law reviews, student organizations, and church groups.

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Search

A REPORT FROM THE URBAN INSTITUTE

Volume 1, Number 1 January-February, 1971

Public Housing Crisis

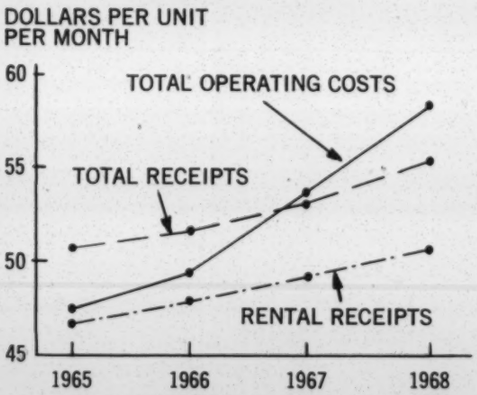
Inflation brings problems for management, hardships for tenants

Public housing authorities in major cities across the country are in the midst of a worsening financial crisis caused mainly by price and wage inflation.

This was the principal finding of a study of the operating costs of public housing units in 23 cities conducted by Frank de Leeuw of the Institute Senior Research Staff. His report, *Operating Costs in Public Housing: A Financial Crisis,* shows that since 1965 the gap between operating costs and income from rentals has been steadily widening. About 80 per cent of the increase in costs is directly related to general inflationary trends.

Operating Costs and Receipts In Public Housing, 1965-68

(Average of 23 Cities)



COSTS AND RECEIPTS PER UNIT PER MONTH

The financial crisis leads to friction between public housing management and tenants. Faced with mounting deficits, management must cut back on maintenance and services or increase rents. Either course meets with strong resistance from tenants. Rents have been rising, but not nearly enough to absorb increased costs.

In reviewing these findings for the Senate Banking and Currency Committee, Mr. de Leeuw said that in 1965 public housing authorities in the 23 cities were, on the average, covering their costs from rents and other receipts. By 1968 inflation had caused a deficit in the average city, and this trend has been continuing.

As he summed up the dilemma: Increasing rents to a level sufficient to meet operating costs would place a growing burden on low-income tenants; steps to attract a higher income group of tenants would defeat the purpose of public housing; further cutbacks in maintenance would create new hardships.

De Leeuw favored an increase in federal subsidies for public housing operations. Congress enacted legislation in this direction in late 1969, but new approaches that dispense aid without encouraging uneconomic management still need to be developed. This study was funded by the Department of Housing and Urban Development. □

Campus Unrest: No Single Cause

Better communications is biggest need

College administrators and heads of faculty organizations cited the Indo-China war most frequently as the major cause of recent campus unrest. No single cause, however, dominated the list of reasons given.

Student body presidents considered the Indo-China war the second most important factor, giving greater weight to poor communications. Federal unresponsiveness to domestic problems was a close third among the reasons given by students.

Campuses with enrollment of 10,000 or more, those in the East, those with ROTC units and those with a liberal arts emphasis were found to have experienced the greatest number of incidents and more serious incidents (involving major disruptions, injuries or property damage) than did other colleges during the wave of unrest from May through August of 1970.

These are among the findings of an Institute survey prepared for the President's Commission on Campus Unrest and released by the Commission in November.

Garth Buchanan and Joan Brackett of the Institute staff, responding on a crash basis to meet the Commission's request for data within a tight deadline, managed to obtain responses from about two-thirds of the nation's accredited colleges. Because of the summer months when the survey was conducted, more college administrators than faculty leaders or student body presidents responded.

Survey questions focused on the history and causes of campus disturbances, anticipations of further unrest during the 1970-71 school year, and potential means for amelioration of further disruptions.

Responses also were tabulated on the kind of action taken to deal with incidents. Were the National Guard and off-campus police called in? Were arrests made? And what types of reprimands were used to deal with students involved in incidents? Were students suspended or expelled? Were they taken before the institution's judiciary body? Was their financial aid withdrawn? To see the data in better perspective, responses to these questions were matched against campuses according to the amount and seriousness of incidents, and according to the size and other characteristics of the colleges.

By far the most frequently mentioned recommendation for easing campus unrest was to improve communications —among boards of trustees, campus administrators, faculty and students, between parents and students, between politicians and campuses, and between local communities and colleges.

Because of the importance of the subject, the authors of the report are making further analyses of the material. □

A Time to Reflect and Write

Former New York City budget director is first occupant of chair of urban management

Frederick O'R. Hayes, who recently resigned the position of Director of the Budget in New York City, has been named the first occupant of the Institute's new Chair of Urban Management.

Under the program, supported in part by the Alfred P. Sloan Foundation, the chair will be filled by individuals who have achieved eminence as elective or appointive officials, offering them an opportunity to spend from six months to two years in recording conclusions drawn from their experiences.

Fred Hayes

The very success of first-class public servants often prevents them from reflecting on their experiences and sharing their knowledge with new generations of public managers and students of public affairs. When they are ready to leave government they are eagerly sought after for other positions which then keep them completely occupied.

The Chair of Urban Management will provide an interlude and an environment in which insights can be highlighted in ways that will be useful to the nation's urban managers. Mr. Hayes is writing a book analyzing his work in New York City and describing major problems of the nation's largest city as seen from his perspective.

Before accepting the New York budget position in 1966, Mr. Hayes was a top official in the Office of Economic Opportunity and the Urban Renewal Administration. For ten years he was with the U.S. Bureau of the Budget.

During his years with Mayor Lindsay, Mr. Hayes prepared and administered operating budgets of nearly $8 billion and capitol budgets of over $1 billion. His use of budgeting as a focal point of policy/program development attracted national interest. □

About *SEARCH*

Plus some observations about urban experiments

Search is a new bi-monthly report that will share the findings, insights, data, and further questions that turn up in the research work of The Urban Institute.

Research is not really complete until whatever emerges from an investigation is made widely available to possible users. In addition to federal agencies which sponsor much of our research, these users include the policy makers and administrators who manage cities day after day and officials at the state and federal level. They include also the citizens, action groups, scholars and researchers, business and labor organizations, writers and others whose concerns and enthusiasms somehow get reflected in the kinds of cities we have.

The brief descriptions of the Institute projects reported here may stimulate an interest in the more extensive studies from which they are drawn. Usually material on these studies is available and requests should be addressed to our publications office.

* * *

Each issue of *Search* will feature a detailed account of one of the Institute's projects. In this first issue we look at the Beat Commander project in Detroit, Michigan.

The nation's present shortage of knowledge about how best to fight crime exemplifies one of the most frustrating problems of public policy. Serious crime plagues most major cities. Money is being given to states and localities to fight rising crime. But the experts in this field say they don't know how to use the money to best effect. When the nation has spent the money, the public still won't know which of all the things being tried have worked and which have been a waste of effort—because almost none of these things is being measured.

The Detroit police project is an attempt to change that situation. We think that if its basic concept can be implemented, the communities and the police will be better able to control crime while preserving domestic peace. To find out if this works, to measure whether crime control is changed by what we do, we are conducting an experiment in the field, under conditions controlled as rigorously as we know how.

Opportunities to do this are rare, and it is hard to do. Even if the Beat Commander idea fails to reduce crime, we will have gained something from knowing how it failed. If, as we expect, the concept succeeds in practice, we will gain much more. In either event, the development of useful measurements will help build a sound empirical base for devising theories and evaluating strategies to improve urban society.

William Gorham

It Can Pay to Move

An estimate of income gains of rural-to-urban and south-to-north migrants

An analysis of the monetary benefits of migration within the United States raises serious questions about widely-held assumptions about the migration phenomenon.

The Monetary Rewards of Migration Within the U.S., by Richard Wertheimer II, of The Urban Institute, concludes that migration to the cities does not at this time pose problems serious enough to warrant the alarm expressed by many people. As the author states:

"Migration is commonly viewed as massive, mostly rural in origin, and disproportionately black. Migrants are commonly viewed as poorly educated, prone to unemployment, likely to be on welfare, likely to riot and rather unsystematic in their choice of destinations. Virtually all of these impressions are false."

(Continued on Page 7)

The Beat Commander

New concept of city crime control

Certain long established concepts of police operations have been challenged by the Beat Commander project, a bold experiment in crime control and police-community relations.

For the past nine months, in Detroit's tough Tenth Precinct, the theories and practices of the Beat Commander system have been subjected to feasibility tests. The project was devised by Patrick V. Murphy and Peter B. Bloch. Murphy at the time was director of the Urban Institute's Public Safety Studies; then he

Patrick V. Murphy

Peter B. Bloch

went to Detroit as Police Commissioner and subsequently moved to New York City in that same capacity. Bloch, as current leader of the project at the Institute, works closely with Detroit police officials in this Ford Foundation funded project.

Surprisingly, there has been no opposition to the program

Nobody is certain at this point that the Beat Commander system will stem the rising crime rate. But among the many strategies for dealing with crime, it holds considerable promise both for improving police crime-fighting techniques and for building substantially improved police-community relations.

How It Works

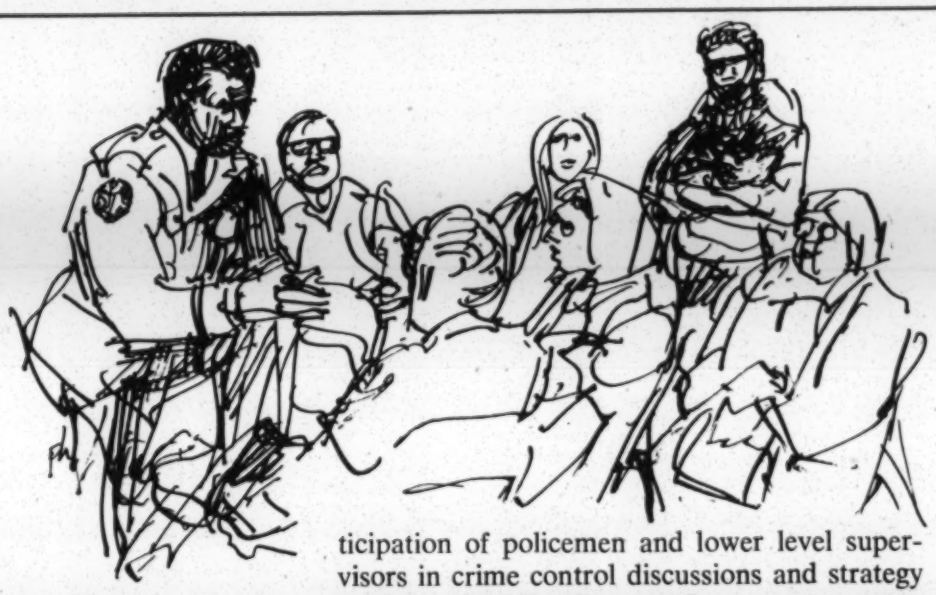
As the name implies, the Beat Commander system focuses on the beat—the small neighborhood equivalent to two squad car territories—rather than on the much larger precinct or entire jurisdiction of a police department. In Detroit a beat includes about 15,000 people compared to a precinct with 130,000 people. A key feature is that the Beat Commander Team is assigned on a permanent basis to this small beat. In Detroit such a team consists of about 23 foot and squad car patrolmen plus a commander, who holds the rank of sergeant. It was anticipated that police-community rapport would develop from this attachment to the physical boundaries of the small beat.

Once Murphy and Bloch propounded this idea, it sounded like such a useful approach that it became difficult for those who were not involved in police work to realize that it represents a distinct departure from common practice. The fact is, nevertheless, that this effort to instill a personal relationship between police officers and one small segment of the community runs counter to the established practice of frequently moving both patrolmen and their immediate commanders to many different beats and precincts. For many decades, familiarity between police and the people under their jurisdiction has been positively discouraged as a matter of policy in America's larger cities.

Part of the separation of citizens and police grew out of the change from foot patrols to squad car work. More important, widespread concern about police graft led to systematic devices for preventing familiarity. Those who designed the Beat Commander project are aware of the risks but believe they can be dealt with in other ways and consider the dangers of unfamiliarity to be even greater.

The policemen's intimate contact with their beat begins to give them a sense of the trouble spots and troublemakers so they can do a better job of crime prevention. Equally important for police effectiveness, the patrolmen learn to know who are the law abiding citizens with whom they can work.

This knowledge of what is going on in the beat is not allowed to remain the private asset of each patrolman. Rather, the Beat Commander makes the sharing of such information a central feature of meetings and other communications channels involving the entire Beat Commander Team. Such formal communications at this level of operations are rare among most police departments. In extending the par-



ticipation of policemen and lower level supervisors in crime control discussions and strategy sessions, the Beat Commander system assumes a faith in the ability of these men to take on broader responsibilities. It also assumes that the added responsibilities will improve their attitudes toward the job in this era when so many internal and external factors tend to undermine the policeman's image of himself.

In this respect the project involves a fairly drastic management change. The sergeant in command of the beat is given much more authority than is normally given to other sergeants, and in some ways more than officers in charge of entire precincts under the usual shift system. The Beat Commander has 24-hour responsibility for the operations of a team of men in a defined territory, whereas the other sergeants are responsible only during one shift for a changing group of men working in changing jurisdictions within the precinct. The traditional sergeant is not responsible, as is the Beat Commander, for the completion of various projects.

As with any new approach, not all ramifications of the Beat Commander system were anticipated. For example, detectives previously receiving cases from all over the precinct were assigned to specific areas so they too could participate in exchanges of information with the Beat Team, adding to and benefiting from the comprehensive understanding gained by the beat officers.

The sergeant has much more authority

Community Relations

Members of the team are encouraged to meet community residents in their own activity centers. The police have been attending meetings of block clubs, schools, churches and other local organizations. They are encouraged to take the initiative in referring a young person to a job training program, in helping alcoholics and narcotics addicts to take advantage of medical aid programs and in other ways helping the people of the community.

Improving police services of this kind not only helps individuals and the community. Murphy and Bloch also are convinced that it will lead to citizen cooperation with the police. They explain the connection between crime control and community relations in this way:

First, *the small ratio of police to citizens makes it impossible for the police alone to deter crime. They cannot be visible or nearby at all times and in all places. For maximum crime prevention, therefore, a potential criminal must begin to know that every resident of an area is a potential assistant to the police.*

Second, *good community relations does not result from the public relations efforts of the police department headquarters or of some specialized unit or bureau under the chief, useful as these efforts may be. Rather, good community relations is the product of* all *the various encounters between citizens and police personnel. Thus, the individual officer must understand that his actions will affect the amount and degree of cooperation—or opposition—he will receive.*

Improved public relations, of course, would make sense for any kind of local government service. But it is essential in the instance of police and public order in order to overcome the serious—some would say almost hopeless—barriers of misunderstandings, mistrust, ill will and histories of friction that have built up over the past decades. The Beat Commander project evolved out of creative analysis and searching for ways to surmount these barriers. The project aims to rebuild a relationship based on the common interests of both police and citizens in having more peaceful, secure places to live and work.

The Beat Commander demonstration project in Detroit's Tenth Precinct shows evidence of improved police procedures, more cooperation between members of the police force within the beat and favorable community reaction. The system has been in effect long enough to indicate that it is operable and that it ap-

pears to yield certain benefits.

The favorable comments of some Detroit police officials about the results were buttressed by the Institute's own observations. To get a different perspective, the Institute asked Ralph R. Smith, a law student at the University of California, to make his own assessment. Smith, a black who brought considerable initial skepticism about the ability of police to serve constructively, was given a no-holds-barred assignment to report on the project as he saw it. Meanwhile, Sergeant Leroy Charrier, a conservative 19-year veteran of the police force, was appointed Assistant Beat Commander. Voluntarily, Smith and Charrier provided the Institute with a combined report of their findings about the project from May through September of 1970. Despite an admitted continued hostility toward police in general, Smith became quite optimistic about aspects of the Beat Commander project. Charrier overcame a strong attachment to traditional approaches to reach similar conclusions. Both were critical of the Institute and the police department for moving too slowly to expand the experiment. They urged extending it immediately to the entire Tenth precinct.

Test Results

More Crime Reported. Statistical data collected over the first five months of the demonstration indicate that the Command territory's reported crime rate rose during the five months from 18 percent of the precinct's total to 20 percent. The authors of the assessment said this was anticipated. The higher rate may be evidence of greater confidence in the police on the part of the community and a willingness to report crimes that otherwise would have gone unreported. They noted that burglaries, which usually are reported less than other types of crime, accounted for the largest increase in the total crime statistics for the period.

Quicker Service. The Beat Commander officers spend about 27 minutes per police call, well below the city average required time of 40 minutes. Also, although the personnel of the Beat Commander Team may be called by headquarters in an emergency to assist in other beats or precincts, the data show that the new system kept them more often within their regularly assigned area. The Beat Commander squad cars spent only 16.5 percent of their time on runs outside their area, compared with as much as 70 percent in the other police areas.

Job Attitudes. The Charrier-Smith report took as one measure of improved attitude the amount of sick leave taken. Over a four-month period, they found that the sick leave average throughout the entire Tenth Precinct was just under three days per patrolman. In the Beat Commander territory, the average was one day. The assessment also takes note of a tight-knit relationship of those on the Beat Commander team, with close rapport between the two supervisors and among the patrolmen. They point, further, to evidence of increased cooperation and communication between the uniformed and detective elements of the force.

Community Acceptance. The assessment shows significant improvement in community relations. Block clubs in the area invited Beat Commander personnel to explain their new concepts and approaches to crime control. The report says:

"Surprisingly enough, there has been no opposition to the program, even among the youth. And even more surprising have been the instances in which citizens have voluntarily produced supporting evidence for Beat Commander personnel who have been accused of improper conduct by arrestees."

One officer said he was convinced that several successful stake-outs for criminals would not have occurred before the experiment. He explained that people gave valuable information to the local Beat Commander team because they had gained confidence that these police were interested in providing protection; but the same citizens previously would have hesitated calling to a distant, impersonal headquarters which would be far less likely to respond.

Citizens who had hesitated to notify headquarters now call "their" Beat Commander

Letters from residents in the area give further testimony to the feelings toward Beat Commander personnel. Mrs. Tessie Bing, president of the 40 and 43 Hundred Block Club, wrote: "Of course, you have to live in this area to know the need. This patrol is doing a wonderful job, so please don't take these officers out of the area." William E. Booker, president of the Men's Club of St. Theresa's parish, commented in a letter, ". . . We know the good, the

bad, the hangouts. We see the peace-of-mind smiles when our patrolmen pass through. We know our people are grateful. . . ."

Experiment—Phase II

Despite these positive responses to the initial phase of the demonstration, Bloch considers it premature to judge it an unqualified success. It was known from the start that certain influences could generate seemingly favorable results that might not occur with full-scale use of the new system. For one thing, the first Beat Commander Team was composed of police volunteers, assuring a better than average commitment to make the pilot project work. Also, it is not uncommon for participants in *any* new program to perform better and to reveal higher morale, simply because they are the focus of attention.

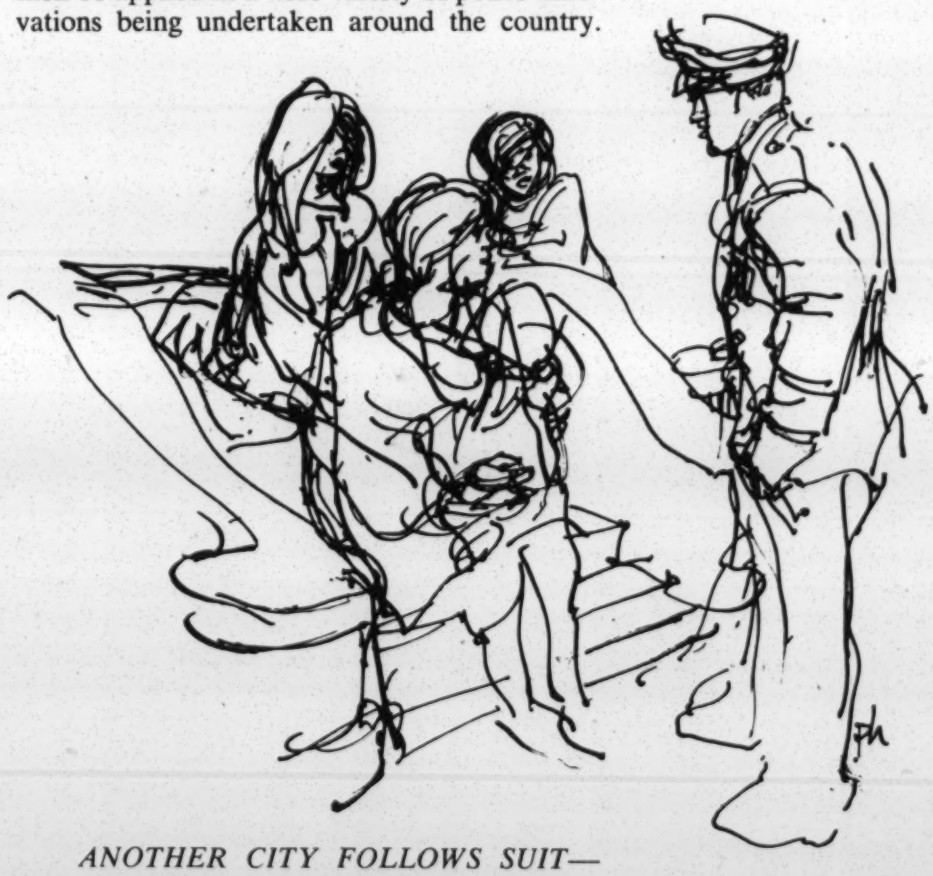
Assuming that feasibility could be demonstrated, as it now has been, Phase II of the Beat Commander program was designed to provide a period of more rigorous testing. Beginning in May 1971, every effort will be made to eliminate extraneous influences favoring the beat system as compared with the older system.

For the new experiment, ten beats with high crime profiles have been selected. Over a 12-month period, it is anticipated that Beat Commander teams will begin operating in five of these areas. The other five, which are paired for similar demographic and socioeconomic features, will serve as control or comparison areas. It is anticipated that the officers assigned to Beat Commander areas may put forth extra efforts. Personnel assigned to control areas, therefore, will be notified of their role in the experiment to heighten their own motivation during the test period. This is expected to minimize differentials in effort or desire to succeed between the personnel in the ten areas.

The emphasis in Phase II will be on objective measurements to determine the value of the new approach. To test the degree of victimization or crime control, certain standard crime reporting methods may be utilized. However, certain crucial aspects would not show up in the usual statistics: Has fear of crime risen or fallen? Has observed police behavior changed? Have citizen attitudes toward the police changed? What about the policemen's own attitude toward their work? To measure the effectiveness of the Beat Commander system in matters of this kind, an extensive interviewing program will be undertaken. Three interview periods are planned—before the start of operations in each pair of experimental areas, at the end of six months, and one year later. The participating police and citizens in all ten beats will be among those queried during the interviews.

Impact on crime will be rigorously tested

There is a serious lack of techniques for measuring policing methods. So if the Phase II measurements prove workable and useful as evaluating tools, they will be a considerable contribution in themselves. Presumably they can then be applied in a wide variety of police innovations being undertaken around the country.



ANOTHER CITY FOLLOWS SUIT—New York City's first "Sector Commander" is to take office during January 1971, with powers and responsibilities patterned after Detroit's program. The Urban Institute again expects to assist as consultant and evaluator. Other cities have sent representatives to Detroit and to the Institute to discuss possible adaptations. The Beat Commander system, assuming positive results from these experiments, could become a major influence in future crime control.

It can pay to move

(Continued From Page 2)

As compared to the early Fifties, the average annual net out-migration from farms has dropped sharply (from 1,115,000 during 1950-55 to 711,000 during 1965-68). Net nonwhite migration from the rural South averaged 90,000 per year during the Sixties, compared to 145,000 per year during the Fifties. Only about one-third of the increase in Negro population in central cities is due to net migration; the rest is the result of the natural increase of the population already there.

The study described these characteristics of the migrants:

—On the average, they are younger and better educated than the rest of the population.

—Nonwhite rural-to-urban migrants are better educated than the average nonwhite resident at the origin, but somewhat less educated than the average nonwhite at the destination.

—Nonwhite rural-to-urban migrants are about as likely to be employed as other nonwhite urban dwellers.

—A higher proportion of whites than nonwhites migrate.

—In eight out of nine cities studied, the white rural-to-urban migration was significantly more than nonwhite.

Wertheimer's work concentrated on the income gains to various categories of migrants. He found that most rural-to-urban migrants have earnings of about $600 to $1100 per year more than comparable individuals who did not migrate. A significant exception is women who head families or live alone, who gain nothing.

As interesting as the picture of average earnings gains attributable to migration are the variations in the patterns for migrants of different characteristics—white and black, male and female, different educational backgrounds, rural or urban origin, and city size of destination. The accompanying chart shows some of these variations.

Although white migrants do not increase their incomes until five years after moving from South to North, nonwhites gain immediately. Five years after moving, migrants have earnings equal to those of Northern and urban nonmovers of the same education, age, race and sex.

The substantial income gains for migrants mean that programs to halt migration would have to provide substantially increased earning opportunities at the origin to be effective. Since the study shows that recent migrants to cities account for only a small part of the cities' population and that they earn about as much income as nonmover city-dwellers, programs to stem migration are not likely to have much impact on city problems anyway.

This research on migration is one of the Institute's urban employment studies that are funded by the Department of Housing and Urban Development. □

Annual Earnings Gains of Migrants from the Rural South to the Urban North, Compared with Rural South Nonmigrants of Same Education, Race and Sex

		To Small Northern Cities [a]		To Very Large Northern Cities [b]	
	Years After Moving	Elementary Education	College Education	Elementary Education	College Education
White Males	0-5	—	$3,075	$ 600	$3,075
	6-35	$1,550	2,175	2,700	3,700
Black Males	0-5	800	3,875	1,400	3,875
	6-35	1,550	2,175	2,000	3,000

a Under 50,000 population. b Over 750,000 population.

Evaluating Federal Programs

Do officials find the best way to spend all those dollars?

How does the administrator of a federal program costing millions or even billions of dollars know whether he is achieving worthwhile results? How does he know which individual projects are successful and which should be discarded?

Usually he doen't know; he just guesses, according to *Federal Evaluation Policy,* a recent Urban Institute report.

A team headed by Joseph S. Wholey spent a full year examining the evaluation procedures used by four agencies to determine the effectiveness of 15 federal programs. The agencies studied were the Department of Housing and Urban Development, which funded the study, the Department of Labor, the Department of Health, Education and Welfare, and the Office of Economic Opportunity.

The Institute study revealed that little systematic evaluation was being done in most programs. In several programs, a number of separate evaluations had been conducted that, for lack of proper overall direction, did not permit meaningful comparisons. Of the agencies investigated, OEO was found to have the most highly developed evaluation program.

The report does not stop at describing current deficiencies. It offers a set of detailed recommendations.

The recommendations were especially timely because of the Administration's current emphasis on improved management in the Executive branch. A proposal that the Executive Office assume greater responsibility for program evaluations, especially across agency lines, was incorporated in the President's guidelines for the new Office of Management and Budget. OMB activity should meet the need in the federal evaluation process for leadership at the highest level, which the Institute report describes as "critical."

The recommendations are aimed in large measure at assisting the managers of federal programs in using evaluation to upgrade their programs. For example, emphasis is given to the need for comparative assessments of local projects of the same type and for systematic testing of different programs with similar aims. □

The Oakland Project

Action and research linked in a city

The Urban Institute, the University of California at Berkeley, and the City of Oakland are cooperating in a unique experimental project to increase the relevance of research to practical urban problems.

Under the program, supported and coordinated by the Institute and administered by Professor Aaron Wildavsky of the Berkeley Political Science Department, a select group of graduate students works about two days a week for two years in key offices of the Oakland city government.

After the first few months, the students, the appropriate city offical and the Political Science Department agree on a research topic which shows promise of producing useful analytical data for the city and an acceptable dissertation for a doctorate from the university.

The project benefits both the city and the university. In contrast to many intern programs in which students perform "make work" activities, these deal with matters of substance. One student, Arnold Meltsner, designed and implemented a financial capability study which substantially increased the city's revenue base. He is now a member of the faculty of Berkeley's Graduate School of Public Affairs.

In the early stages of the project, students concentrated on budgeting in the city departments. Now their work embraces such topics as racial conflict, decentralization and community control and the problems of policing the central city.

The students are encouraged to design and teach undergraduate courses based on their practical experience.

The Oakland Project is now four years old. For the first two and one-half years it was supported by the National Aeronautics and Space Administration and is now funded through a grant from the Department of Housing and Urban Development. Joseph H. Lewis, director of the Institute's Urban Governance Studies, says the plan is being carefully evaluated for possible replication in other cities. □

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A REPORT FROM THE URBAN INSTITUTE

Volume 1, Number 2 March - April, 1971

Anti-Inflation Strategy

Brake on price spiral by curbing duration, frequency of unemployment

Manpower training, now oriented primarily toward helping the unemployed and disadvantaged, should be vastly expanded and aimed at skill shortages as a major weapon against inflation.

Charles C. Holt, C. Duncan MacRae, Stuart O. Schweitzer and Ralph E. Smith set forth this proposal in their report, *The Unemployment-Inflation Dilemma: A Manpower Solution.*

"The structure of labor and product markets yields a relationship between the rate of inflation and the rate of unemployment such that aggregate demand policy alone is incapable of attaining full employment and price stability simultaneously," they conclude from their detailed research efforts.

Part of their research traces the postwar history in the United States of the trade-off between inflation and unemployment. The relationships they uncover explain why the low unemployment policies of the mid-1960's led almost inevitably to the high inflation problems of the past year, and why fiscal and monetary policies may reduce either unemployment or inflation, but not both at the same time, to satisfactory and stable conditions.

Their proposed manpower approach emerges from research findings about several aspects of unemployment, including the high rate of turnover in the labor market, the duration of time that people remain unemployed, and the fact that unemployment and job vacancies both can be "too high" as the result of market frictions.

Through theoretical and statistical analysis it appears that a high ratio of job vacancies to unemployment contributes to wage inflation and this is further aggravated when labor shortage bottlenecks occur in the high-skill categories. The wage inflation in turn contributes to and interacts with price inflation.

Some of the primary manpower approaches recommended by the authors are better understood in the context of the nation's existing manpower programs. These are geared almost entirely to helping people at the low end of the job ladder. The Institute researchers argue, first of all, that this aspect of manpower training should be enlarged, and that it would be unacceptable to help workers further up the ladder unless everything possible were done to help those with the greatest economic need.

But they note that programs oriented *only* to the lowest level have a tendency to displace or threaten the security of other workers, especially when jobs are scarce.

One thrust of the recommended solutions is to focus on training to relieve skill shortages. Pulling workers up a grade to fill these middle-level job positions of a technical or even subprofessional nature should unclog the labor market and permit upgrading all along the line.

Another thrust is to devise more effective ways of matching workers and jobs. If the matching is done more quickly, it would cut down unemployment by shortening the long durations of joblessness. If the matching is done with more attention to placing right people in the right jobs, this will cut down on unemployment by reducing the rate at which workers later will quit or be laid off.

By tracing complex labor market adjustments as they relate to inflation and unemployment, the researchers were persuaded that the manpower approach could help solve one of the crucial economic puzzles of the decade and provide a means for reducing *both* unemployment and inflation without setting in motion forces that will have a long-run worsening effect. □

Metropolitan States Proposed

Nation's urban areas would gain from revitalized federal system

As a political-financial solution to the plight of urban areas, Richard P. Burton of the Institute's urban public finance group proposed a constitutional change to permit the creation of Metropolitan States. He testified recently before the Joint Economic Committee about possible advantages of this proposal.

Urban officials widely believe that states have been slighting cities and favoring rural or suburban interests. This has led cities increasingly to try to forge their own direct links with federal funds and programs.

This growing breakdown of normal federal-state-local relations gives rise to the Metropolitan State arrangement as a means of restoring vitality to the three-tiered federal system. Essentially, the plan would give full state rights and powers to new Metropolitan States embracing the major concentrations of urban population, industries and clusters of communities, and leave the present 50 states with their domain over non-metropolitan areas.

Unlike many metropolitan consolidation schemes, Metropolitan States would preserve within them the existing communities and their presumed sensitivity to constituent preferences. Blacks and other minorities who have lately gained political power in central cities or surrounding urban jurisdictions would not be threatened as they are by centralization.

Burton holds that this would give urban areas a constitutionally and fiscally viable form of government. And by strengthening local government, it should check the tendency toward centralism. The author is mindful, of course, that achieving this fairly radical departure would be likely to involve enormous political obstacles. □

Solid Waste Collection

Ways to measure quality of service

With the accumulation of solid waste growing at the rate of 4 to 6 percent a year, every community is faced with critical collection problems. Yet hardly any of them know whether they are really doing an adequate job.

The same is true about many urban services. Through a program aimed at improving management techniques for localities, the Institute is developing a series of guides to help communities assess the quality of their performance. The first of these guides, written by Louis H. Blair, Harry P. Hatry and Pasqual A. Don Vito, deals with solid waste collection.

Currently used measures of waste collection services typically focus on how many tons are picked up by how many employees. These are useful but far from sufficient. They do not indicate the effects of the collection activities on the community. They do not reveal whether neighborhoods all receive the same level of service or whether some are shortchanged. They do not relate collection practices to possible health or fire hazards.

The Institute guide provides eight specific measures that address such questions. It recommends what kinds of measurement data are necessary, and suggests appropriate data collection procedures. Inspections to survey city streets and alleys systematically are proposed. A major component of this is the development of photographic rating guides. Surveys to obtain indications of citizen satisfaction also are suggested to supplement incomplete and possibly misleading indications based solely on citizen complaints.

The proposed measurement system is devised to help local officials pinpoint weak spots in performance and to help them arrive at better judgments about what improvements are needed.

The authors of the report put a price tag on their proposed measurement-analysis system. Depending on the population of the city, they estimate that it would require from 1 to 2 percent of the annual solid waste management budget. □

Developing Instant Response Models

Research to aid lawmakers when issues are in legislative debate

One of the most important aspects of the Institute's work with the Family Assistance Plan, or FAP (described in the article beginning on the next page), has nothing to do with welfare reform itself, crucial as that is to the nation.

The aspect I want to underscore is the development and operation of what may be termed an *instant policy response model.* In nontechnical language this means that the Institute has given the executive and legislative branches a device for figuring out quickly what any proposed changes in the FAP bill would mean.

Anyone who has participated in the formulation of legislation—especially legislation that marks a new departure—will understand the significance and even excitement of this development. In fact it might best be explained by stating what usually happens in the absence of such a model.

First, policy makers accumulate ideas from knowledgeable people. The attempt to frame this into legal language as a bill raises many questions: What individuals or interest groups will benefit? By how much? Who will bear the costs and in what way? What (as members of Congress will be fast to inquire) will be the impact in various states and cities? What immediate or long-range adjustments may be necessary? And so on. A great deal of research may be undertaken to find answers. By the time a well designed bill is formally proposed, the implications are spelled out with considerable precision.

Then the bill goes in the legislative hopper. Innumerable items or nuances in the bill are objected to. Those who want more, less, something different or nothing at all begin debating and trading. This tug of war goes on until the arguments and power equations finally lead to what a majority find acceptable.

Unfortunately, care in projecting the effects of the bill typically is lost during this stage. The problem I want to stress is not that "good guys" lose out to "bad guys." Let's assume that a certain bill is modified only by "good guys" who have the public interest at heart. My point is that the implications of their new language may be far different than they realize. To take a case from another decade: in the course of enacting the Medicare program in 1965, Medicaid, the health services program for the poor, was adopted with virtually no analysis of the impact it would have on the costs of health care to the poor and everyone else. In bill after bill—on housing, taxation, manpower or whatever—the researcher frequently is left out of the action when he is urgently needed. At every turn in the debate, effects of the latest alterations should be estimated.

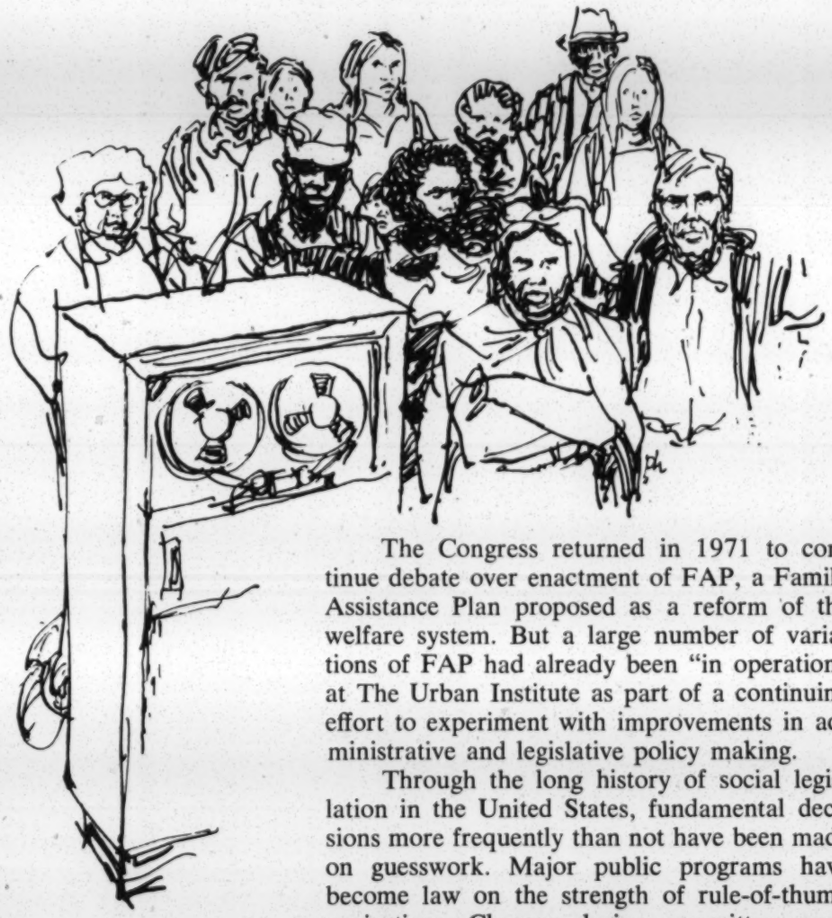
This is what the Institute model has provided in the lengthy FAP debate. New proposals can be simulated to show how they would affect the level of costs and the distribution of benefits compared to the present system or to some alternative plan. This model does not yield answers about FAP with the exactitude of an astronomer forecasting the moment of an eclipse, but it gives data "in the ballpark," reasonable estimates based on projections of pertinent recent experience. It does not make policy but gives those who do so better insights into what they are really proposing.

We believe this approach, applicable to many other fields, will raise the level of national debate and the quality of legislation.

Worth Bateman

(Editor's Note: The Institute President's column is taken over in this issue by Dr. Worth Bateman, Vice President for Research. He has been closely involved in the design and development of the FAP legislation, first as Deputy Assistant Secretary of HEW and then in an advisory role while at the Institute.)

FAP in "Operation" While Congress Debates It



Impact of various proposals simulated on computer

The Congress returned in 1971 to continue debate over enactment of FAP, a Family Assistance Plan proposed as a reform of the welfare system. But a large number of variations of FAP had already been "in operation" at The Urban Institute as part of a continuing effort to experiment with improvements in administrative and legislative policy making.

Through the long history of social legislation in the United States, fundamental decisions more frequently than not have been made on guesswork. Major public programs have become law on the strength of rule-of-thumb projections. Changes during committee meetings or amendments on the floor of the House and Senate have been adopted without anybody knowing what the ultimate effects of the new language might be.

Under the direction of Nelson McClung, the Institute has now developed a device for removing much of the guesswork from considerations of FAP. In essence, the device is a model of the people and funds involved in the nation's system of income transfers. This is programmed on a computer so that any tax or grant proposal such as FAP may be put into "action" and its impact determined through simulation.

Before it was put into service as a legislative tool, the computer model contributed to the early designs of FAP. It was originated in 1968 and first used by the Commission on Income Maintenance Programs, of which McClung was deputy executive director, to develop clearer understanding of income transfers. With John Moeller, Eduardo Siguel and others on the Institute staff, he has continued to perfect the model and used it to help the Nixon administration analyze tentative welfare reform proposals.

The model does not create policy. Rather, policies are fed into it, and then the policy maker may see what his proposals would cost, who would benefit, and how these costs and benefits would change over a period of years.

One of the complexities of welfare reform is that it involves costs to federal, state and local governments. Another is that it offers different benefits to various segments of society —people with different income levels and family sizes, for instance. A still greater complexity is that there is not one but a whole array of present welfare programs, each with its own criteria, form of grant and amount of payment.

Desk estimates—the hand calculations on which legislative designers and policy makers traditionally have had to rely—might provide a reasonable picture of changes in any one of these elements. The advantage of the computer model is that it is able to deal with all of the complexities and their interactions simultaneously. In other words, with its storehouse of facts, it can take account of ripple-like effects when the separate elements change and are changed by each other.

As a basis for judging between several proposed policies, the model can be used to compare their anticipated results while showing, as well, how and to what extent they differ from the present public assistance programs.

Who Is in the Model

The original model was constructed from statistics of the 1967 Survey of Economic Opportunity (SEO), a sample assembled for the Office of Economic Opportunity by the Census Bureau with data from 30,000 households. The

Census samples the population annually for information on income, work experience and other attributes. Using tested methods, a part of the SEO was composed of 18,000 households representative of the United States as a whole. In addition, to get more precise information about low income persons, another 12,000 poor and largely nonwhite households were added to the sample. For a model of the portion of the population requiring and most affected by welfare or income assistance programs, oversampling the poor, of course, was appropriate.

As further information became available about the sample "living" in the model, the Institute's income maintenance group developed procedures to reflect growth over time in population and income. Continuous updating of the sample was crucial for estimating the impact of FAP and related public assistance programs for the years ahead, since most benefits are closely tied to income levels.

Transfer of Operation Intended

The Institute model, when used to analyze the Administration's income maintenance proposals, yielded estimates of acceptable accuracy. Once it was seen that simulation could add significant dimensions in the process of writing social legislation, the Institute no longer considered it the role of a research organization to continue operating the model. The proper place to lodge the model seemed to be within the Social Security Administration, since it was thought for awhile that SSA would administer FAP. This idea was enforced when some findings derived from the model appeared to challenge FAP proposals as then written—findings that should have been immediately available through SSA to the Secretary of Health, Education and Welfare who is the President's top spokesman for FAP.

Steps were taken, therefore, to transfer the model—and the capability of carrying out simulations—to the Social Security headquarters in Washington. The Institute intended to concentrate its attention on developing models adaptable for a wider variety of policy issues.

Working nights and weekends to keep pace with queries

The queries from the Administration and Congress during the big 1970 debate over FAP started pouring in, however, before the transfer was completed, and the Institute found itself in the midst of a challenging test of its model.

There were periods when the computer operators and analysts were working nights and weekends to keep up with the queries. Typically the answers were requested instantly.

Test of Rapid Response

Administrative experts, congressional committee staff members and individual legislators came with separate questions. But they all wanted facts, facts about the impact of one income maintenance plan or another for the years 1971 to 1975: Who will benefit? If food stamps are changed, how will that affect FAP? For families of certain sizes and incomes, will they receive more or less total aid than at present? Will state and local contributions to FAP and other remaining public assistance programs be greater or less than under current plans? How will proposals affect particular states, metropolitan areas or regions? What of the racial impact?

Virtually all the numbers that have been used in the debates were developed by the Institute's simulation model. Republicans and Democrats, House and Senate, pro-FAP and anti-FAP, Administration and various nongovernment groups and individuals, relied on the same data. This does not take the excitement or conflict out of debates—as has been evident during many somewhat stormy sessions. But it does tend to focus the arguments on specific details and genuine differences of opinion about intended results.

It should be stressed that, as is made clear to all who use the model, the "facts" derived are not claimed to be "truth." Rather, they are statistical estimates accurate within certain limits. But insofar as they are based on the best currently available information, they nevertheless remove some of the uncertainty that clouds national debate over major legislation. Especially with comparisons, the absolute numbers or dollars are far less important than magnitudes of differences. These often can be expressed with a fair degree of confidence. In short, the model has emerged from early and strenuous tests as a sensible, practical device.

Congressmen and others who received overnight program estimates have been given a taste of what might well be an essential part of the legislative process in the future. Up to the time the FAP debate renewed this year, the

various amendments were projected for costs and benefits over the next five years. Simulation holds the promise that officials and the public can be spared the big surprises—too often unhappy and disappointing ones—that have emerged from much social legislation.

Back in the 1930's, for instance, when the nation passed federal housing legislation, nobody asked what the impact of the mortgage liberalization formulas would have on where people lived in terms of central city and suburb or in terms of economic and racial stratification. With a growing capability to answer such queries, of course it remains important to ask the right question—and no model guarantees that. Yet having the capability to work out the implications of complex matters on a very quick basis may encourage people to air issues or fears they would have hesitated to raise when there was no way of resolving them.

Research Tool

Beyond the immediate applicability of the simulation to the political and legislative process, the model and the analyses connected with it provide many insights to researchers working on long-range approaches to urban problems. Some useful findings or important questions brought to light may be cited as examples.

McClung and the income maintenance group find that poverty counts and poverty gaps now estimated by the Census and users of Census data tend to be significantly overstated—because of under-reporting of income from grants and from property. The under-reporting of grant income leads, further, to assessments showing present public assistance and Social Security programs to be less effective in dealing with poverty than they really are.

Although most estimates have been prepared under the assumption that 100 percent of persons eligible for income maintenance programs will take advantage of them, it is now evident that in fact many do not apply for benefits of present programs. How many? In what type of aid programs is nonparticipation more evident? What psychic or other costs of establishing and maintaining eligibility explain this phenomenon? When these questions are answered, the model is capable of making allowance for nonparticipation.

Safeguard against laws that yield unhappy surprises

Determining poverty according to annual income data is found to lead to unreliable forecasting of future dimensions of poverty, suggesting a need for refined definitions of poverty.

Those who designed the FAP or transfer income model have been working to extend its capabilities so it may be used to predict the results of tax policy, educational policy and manpower policy, not only in terms of immediate impact on income distribution but also in terms of indirect impacts through multiplier effects, changes in work efforts, health and family organization. □

To Finance Public Facilities

Subsidy plans analyzed

State and local borrowing at the end of the 1960's suffered serious setbacks and high interest costs led to cancellations or delays of critically needed public facilities. The immediate outlook became more favorable in the last half of 1970 when interest rates fell, but the longer-term prospects suggest that renewed difficulties for local government bonds may be in store over the next five years.

Three subsidy proposals for assisting state and local borrowing have been analyzed by Harvey Galper and John Petersen. Their study compares the effects of these plans—under different financial market conditions—on interest rates, credit flows, federal costs and state and local benefits.

The three proposals are as follows:

1. URBANK. This calls for a federally-created agency that would be given broad authority to lend to states and localities at preferential rates. Urbank would act as an intermediary, issuing its own taxable securities (in contrast to tax-exempt municipals) at rates required to attract investors. A federal subsidy, appropriated annually to Urbank, would cover the difference between lending receipts and borrowing costs.

2. TAXABLE MUNICIPAL BOND SUBSIDY. This approach calls for state and local governments themselves to issue taxable bonds in place of tax-exempts, with the added interest expense that this entails offset by federal subsidy. The subsidy would amount to a fixed percentage of interest costs on these taxable bonds.

3. RETIREMENT FUND SUBSIDY. This plan, originally suggested at the Institute by Selma J. Mushkin, would provide a federal subsidy so that state and local retirement funds (most of which cannot now benefit from the tax-exempt feature of municipals) would find these bonds attractive. The subsidy would go to the investing funds, leaving the municipals tax exempt and leaving their underwriting and marketing in the private sector. This would open to state and local borrowing a pool of $50 billion or more. This plan could be extended to private retirement funds as well if deemed advisable.

A principal finding by the authors, after analyzing these plans according to detailed interrelations of financial market behavior, is that each plan yields substantially the same results in terms of financial outcomes.

Under moderate conditions for debt financing, the federal costs would be as follows: $57 million in direct subsidies and $4 million in indirect costs from higher long-term borrowing rates, less $41 million in greater tax revenues for the federal government, or a net Treasury cost of $20 million a year. This would bring state and local benefits of $46 million in lower borrowing costs and would enable these governments to increase their long-term borrowing by $500 million a year.

If financial market conditions are poor, as they were until recently and as the authors expect will recur, the picture is quite different. Under all three plans, the federal costs would be $135 million in direct subsidies and $9 million in indirect costs, less $86 million in higher tax revenues, or a net Treasury cost of $58 million a year. This would lower borrowing costs for state and local governments by $105 million a year and induce a net increase in long-term borrowing of $1250 million a year.

Thus it is seen that there is a tendency of the plans to be self regulating, becoming more effective and productive as market conditions for state and local borrowers deteriorate, but decreasing in both costs and benefits as the market normalizes.

An important difference seen in the three plans is that Urbank alone would require substantially more administrative manipulating. The Taxable Municipal Bond Subsidy and Retirement Fund Subsidy both involve set subsidy rates, with operations carried out by the market. In the Urbank case, two major kinds of decisions would have to be made to assure effectiveness—how much to issue in securities to investors, and how much of a subsidy to give state and local governments. The administrative difficulties of arriving at these decisions are seen as disadvantages to the Urbank approach. □

Problems of Junk Vehicles

If action, what kind?

Six million automobiles are scrapped each year and a million are simply abandoned. But rather than assume that "we *must*" eliminate junk vehicles from the city streets and country-side and either reuse them or move them to less objectionable disposal areas, we should first determine whether anything *ought* to be done. Martin Wohl, director of the Institute's transportation studies, has examined this problem, alongside possible approaches to the collection and disposal of junk vehicles.

There is no obvious and certainly no simple way to determine the value of eliminating the ugliness and ill-effects of abandoned and junked vehicles. At a minimum, though, it would be unwise and perhaps economically inefficient for our legislative process to determine that "the junk vehicle problem" must be eliminated without first assessing the costs of alternative disposal means.

However, given the determination that something can and should be done, one potential solution might be a requirement that auto manufacturers collect and dispose of all junk vehicles that they produce.

Another approach would be to impose a special auto purchase tax, with the funds going to the local, state or federal agencies charged with handling the junk vehicles.

In both cases, the collection and disposal costs normally would be passed on to purchasers. But Wohl believes the first alternative might provide stronger incentives to the automotive industry to marshal its vast technical skills and facilities to find less costly solutions, including changes in vehicle technology and materials.

Another advantage to giving the responsibility to the industry is that the existing wide network of auto dealers could probably collect the abandoned vehicles more easily and cheaply than could a centralized government agency. A serious problem with the governmental approach is the difficulty of determining the proper amount of the auto purchase tax.

If any approach such as the two described here is put into effect, it may be inequitable to make present and future car buyers shoulder the collection-disposal costs of all previous purchases. A federal subsidy to assume those costs is one solution.

Making industry responsible for the junk vehicles, which Wohl favors, also involves several legal and compliance problems. Local police could be relied on for certifying that vehicles are legally abandoned. Manufacturers could be given reasonable time limits for collecting and disposing of the vehicles, and appropriate penalties could be imposed to enforce these limits. □

Off-Duty Patrol Cars

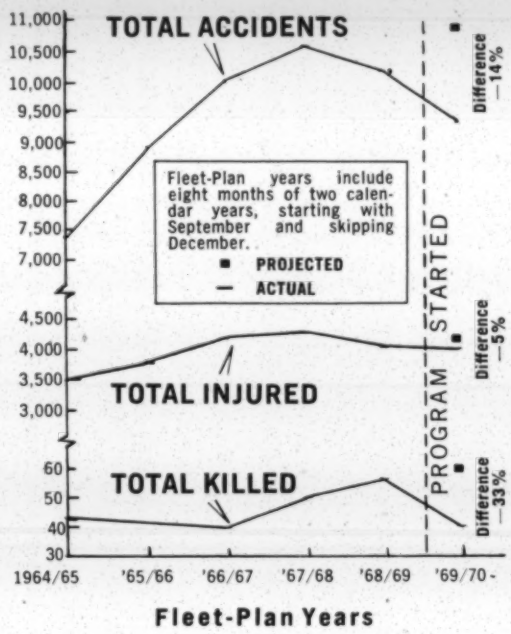
Indianapolis use of fleet weighed

After Indianapolis adopted an innovative Police Fleet Plan in 1968, designed to curb crime and traffic accidents, other cities wanted help in deciding whether to adopt it.

The plan itself is basically simple. Marked police cars are assigned to each member of the patrol force to drive while off duty as well as on duty. The patrolmen drive the cars to and from work and use them for personal activities. The city of Indianapolis bears all expenses of the cars. In return, the patrolmen are expected to maintain radio contact and respond to emergencies when they are using the vehicles even though they are off duty. Benefits were anticipated because of the greater public visibility of policemen.

Fort Worth, Texas, one of the cities that became interested in this Police Fleet Plan, called on The Urban Institute for assistance in determining what the potential benefits and costs would be. Donald M. Fisk of the Institute worked with Fort Worth officials to undertake an evaluation of the Indianapolis experience up to the time of his study. Indianapolis officials also agreed to the usefulness of an evaluation and cooperated fully.

Fleet Plan Impact on Traffic Accidents



Fisk concentrated on obtaining and analyzing data in four major areas—costs, reported crimes, police clearances and traffic accidents. His principal findings, as reported in *The Indianapolis Police Fleet Plan,* include the following:

—The initial cost of implementing the plan was $650,000, largely for adding 320 patrol cars. The annual operating cost is $450,000.

—*Total* reported crimes increased, as expected, from past trends. However, certain reported outside crimes (offenses committed outdoors that might be expected to be affected by the more frequent appearance of patrol cars) did decrease. Auto thefts, for instance, dropped 22 percent from what would have been anticipated according to previous trends, and purse snatching fell 21 percent below what had been projected.

—Clearance rates, an approximation of the percentage of crimes solved, remained essentially the same as they were prior to the new system.

—Decreases were reported in the number of traffic accidents, the total fatalities, and the total injuries.

In sum, the Police Fleet Plan involved fairly high costs but did appear to have some positive results.

Weighing these costs against their potential benefits was the subject of deliberations that took place in Fort Worth. On the basis of the study, officials there decided not to adopt the Indianapolis plan. The type of systematic evaluation undertaken proved its usefulness and appears applicable to a wide range of programs in many localities. □

Income Maintenance Tests

Gary, Seattle, Denver involved in controlled experiments

Extensive experiments on the way poor people respond to financial aid are being carried out by the Department of Health, Education and Welfare. The Urban Institute is providing technical assistance in designing the projects, monitoring them and evaluating the findings that emerge over the next three years.

Gary, Indiana, and Seattle, Washington, two of the test cities, are now entering the operating phase. The third test site, Denver, Colorado, was recently approved by HEW and the project there is expected to become operative within a year.

Nelson McClung, Jodie Allen and Terence Kelly of the Institute staff helped design the projects with rigorous controls in the hope of learning the effects of financial aid on work, incentives, spending habits, family stability, school behavior, community involvement and so forth.

The Gary experiment involves 800 families and an equal number in the control group, all from poor blacks in the central city. Families headed by a woman

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predominate in the sample selected.

The experimental Gary families receive cash grants of a graduated work-incentive type. They also have available to them separately administered social services, such as day care and homemaker services, to determine the demand for these services when they are not required as a condition for receiving financial aid.

The Seattle experiment similarly is studying not only income maintenance but how it affects or is affected by other programs. Three types of manpower services to be included in the test are job training for young and unskilled workers, vocational counseling, and day care services for working mothers.

Because of the high and growing level of unemployment in the Seattle area, HEW recently decided to supplement the experiment there with a sample from Denver where employment is relatively stable. The Denver project will follow the Seattle design as closely as possible, serving as another control group and permitting analysis of the effect of income maintenance in a declining labor market compared to a normal market.

The Seattle famililes involved include 300 who receive financial treatment only, 600 who receive the manpower services only, 600 who receive both financial and manpower assistance, and 800 who receive no help (control group). One hypothesis is that families who receive both kinds of help will benefit by more than the sum of advantages associated with each kind of help separately. To the extent this may be true, the experiment also is set up to find out the ideal mix of manpower and cash aid as a guide to the efficient future use of government funds.

Jodie Allen explains that these experiments, in concept and amounts of benefits, go considerably beyond steps now being considered by Congress for a Family Assistance Program. Measuring the long-run effects of relatively substantial guarantee levels on individual economic and social behavior, and developing methods of integrating income maintenance with other cash and in-kind transfer programs, are among the major objectives of this work. □

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A REPORT FROM THE URBAN INSTITUTE

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Public School Financing

Seeking ways to get more revenue and more equitable distribution

Twin problems facing more and more of America's public school systems are the provision of adequate levels of financing and the assuring of equal educational opportunity for all children. The first of these makes more difficult the resolution of the second.

Schools rely heavily on revenues from property taxation, yet property owners increasingly resist further taxation. Because children from disadvantaged families often are concentrated in areas where property values are declining, resources tend to be least adequate where educational problems are greatest. Moreover, most state systems of financial aid to education are not geared to overcoming these local fiscal imbalances.

The scope of the financing crisis and an analysis of possible solutions are the focus of a group of researchers, headed by Betsy Levin. They are documenting the way state and local governments raise money to pay for education and how the funds are spent. Those data will form the basics of a computer model which analysts can use to determine the effects of alternate methods of raising revenue and of distributing funds to school districts and specific schools.

A study is being made of seven states, four of which have historically provided a high percentage of state aid to elementary and secondary education. Relationships between school districts' expenditures and such factors as personal income, racial composition and teacher characteristics will be examined.

What is learned from these studies will be the basis for seeking ways in which the tax burdens and distribution of aid may be arranged more equitably.

Analysts believe use of the computer model will enable them to answer questions such as these: What would happen if a state-wide sales tax were used to finance education instead of a local property levy? If a state did shift to a sales tax scheme, which income groups would pay most? How would an existing state aid pattern be altered if funds were distributed on the basis of school district per capita income differentials?

The Institute is working closely with the President's Commission on School Finance and is briefing the Commission on the analysis and preliminary findings. The group plans eventually to assess the feasibility of making specific improvements in school financing at the state level. □

Whitney M. Young, Jr.

On behalf of the Institute's Board of Trustees, John W. Gardner wrote the following tribute to the late Whitney M. Young, Jr., who served as a Trustee from the Institute's inception until his death in Nigeria in March:

Whitney Young had qualities necessary to every great leader—enormous physical vitality, an unshakable sense of direction and the capacity to withstand criticism from his friends as well as his opponents. During years of great tension and conflict for his people and his nation, he was a rock of strength and steadiness.

Godzilla and Slippery Water

Technology to the aid of cities that use outmoded hardware

While the great urban social and political issues such as poverty, race and taxes are debated and headlined, cities go plodding along with their prosaic, unglamorous, every-day jobs. Cleaning streets. Fighting fires. Maintaining parks and buildings. Inspecting and licensing. Trying to untangle traffic jams.

Could not existing technology—inventions and hardware already developed for manufacturing, defense or space—be harnessed to help cities provide better services at significant cost savings?

In a symposium cosponsored by the Institute with the International City Management Association and the National Science Foundation, the participants determined that in many cases the answer is "yes." They also agreed that a major benefit of using technology to modernize city operations would be the freeing of substantial funds—even billions of dollars—for use in social programs.

A report inspired by the symposium, *The Struggle To Bring Technology To Cities,* details the obstacles that have kept local officials, industry and the scientist-technicians from working together to take advantage of the applied technology opportunities. But it also gives an account of two success stories to illustrate the potential benefits that may be attained.

Scottsdale, Arizona, taking a careful look at trash and garbage collection, discovered that a major cost was in the individual handling and hand-emptying of containers at private homes. Officials sold the residents on using larger containers that might be shared by several families, and designed them so they could be raised, emptied and set back in place by a mechanized loader. Unable to obtain help from industry, the city found local people to

tinker until both the containers and the truck, named Godzilla, proved highly successful. An improved version of the truck —named Son of Godzilla, of course—is now in operation. Even the men whose jobs were being replaced by machinery cooperated in the experimentation, and they were rewarded with better jobs in other municipal offices or local industry. Anticipated savings from an initial investment of $200,000 (which will be paid off in three years, including provision of $35 containers for all residences): a reduction of 45 percent in annual trash collecting costs when Scottsdale's system is fully implemented.

To assist New York City fire fighters, the city and the Rand Corporation developed slippery water, formed by a chemical that speeds water flow. This permits smaller, lighter hose requiring fewer men to handle. Projected manpower savings when New York extends this technology city-wide: $20 million annually.

Success stories, unfortunately, are exceptions. The use of computers to control city traffic has seemed like a logical innovation, but the attempt has encountered many snags. Some cities that got "burned" in early experiments are understandably leery of further modernization efforts. The lessons of frustrated projects as well as those of victories need to be learned if technology is to be brought to the service of cities.

Factors working against innovation are many. Modern equipment engineered to perform city functions is rarely available. To many officials, risks of failure loom larger than gains from innovation. Industry is often ignorant of cities' needs or unwilling to develop technology to meet those needs because the end products must be sold in a highly fragmented market.

A strategy to expedite effective use of technology in the 1970's has been outlined. Basically it involves prototype equipment development, market aggregation and a climate for innovation. These can be fostered in part by establishing a Product Evaluation Center as a "consumers' union" for cities, an Urban Applied Research Center to coordinate development, and a Technical Information Service to inform cities about new technology. □

Isolated Events Shape Government Programs

More reliable signals being sought with indicators

Attempts to develop social indicators, including the Institute's work described in the article on the next page, are quite new.

It was as recent as 1966 that the idea of providing yardsticks of social conditions first received presidential attention. At that time, picking up a notion that some scholars had been considering, President Johnson assembled a panel on social indicators.

Interest in indicators has been motivated by a desire to improve the way in which government policies, programs and priorities are developed. Governments can act when large numbers of people perceive a problem or an opportunity which they feel can best be handled—or only be handled—by public action. People's perceptions of what is important are based on what individuals see and hear, directly or indirectly. In this era of heavy media saturation, what the newspapers, television and radio are underscoring determines to a substantial degree what people become concerned about.

Are perceptions based on events that happen to dominate the headlines or evening television screens a sufficient basis for guiding policy makers? A strong feeling is that, no, these are not sufficient.

This is not to criticize the media. They are limited by what their reporters learn. Moreover, they specialize in the unique and unusual. Episodes described are rarely intended to give a balanced view of what is happening generally, and accounts of what certain people are for or against are not necessarily given as representative cross-sections of popular sentiment.

To supplement the signals received from individuals and the media, indicators are means of providing more reliable and balanced assessments of the domestic scene on a regular basis. The premise of indicators is that much of our social condition can be translated into objective, quantifiable terms.

The idea is not entirely novel. Crime statistics have been kept for many years. Despite serious limitations of these crime figures, their periodic appearances have become important to officials and citizens. No comparable organized data are assembled for assessing schools, traffic systems, citizen contentment with public services, or many other aspects of life.

In the absence of accurate, acceptable indicators, we are forced to rely pretty much on the impact of unusual events for generating citizen support for public action.

The presidential panel on indicators, mentioned earlier, took on an approach that was conceptual and directed largely to national aggregates. The Institute work differs in both respects. While our staff is deeply involved with the concepts that can lead to high quality indicators, their major thrust is actually to create specific indicators. And, instead of trying to distill data into single measures for the entire nation, they are devoting more attention to small areas closer to where people live—cities and metropolitan areas. We think that measures and comparisons at these levels may well have more immediate meaning and usefulness than would national aggregates.

Indicators appear to have a high potential for meeting a genuine need. But it should be emphasized that current work on them is still in the early trail-blazing phase.

William Gorham

Developing Urban Indicators: Some First Steps

A salient characteristic of America today is the criticism and questioning of society. The physical decay of cities and divisiveness between people contribute to this critical mood.

Are those who are talking, writing or acting on these issues too calm or too alarmist? Do critics focus on trouble spots that are merely passing phenomena? Can politicians and others be more selective about the issues that demand urgent attention?

Devising measures of social conditions

Despite the large quantities of data collected, they are seldom gathered and arranged in a fashion that provides adequate measures to help answer such questions. The nation lacks information that may enable people to reach closer agreement about what is happening. To help deal with this uncertainty and to give a clearer notion of trends and rates of change to both officials and the general public, the Institute is undertaking a series of pioneering efforts to construct social and urban indicators.

Indicators, of course, are not a new concept. Pulse and temperature are indicators of individual health. Economic indicators such as the gross national product (GNP) or consumers price index (CPI) have been used for many years. Economic indicators are widely relied on for comparing the well being of different people or groups. But such indicators alone fall short of telling the whole story, even about economic circumstances, and may be misleading or of little use in describing other social conditions.

The challenge has been taken up at the Institute, primarily by Michael J. Flax under the direction of Harvey A. Garn. With the assistance of Jill Bury, they are gathering and presenting social and urban indicators in a manner that will provide broader measures of quality of life for individuals, groups and society as a whole. The aim is to develop comparative descriptive indicators that give useful insights to both decision makers and the general public.

The indicator work at the Institute is characterized by practical efforts through the presentation of data for specific cities and population groups. The beginning exploratory attempts necessarily make use of what appear to be the best available data, but the best is often far from satisfactory.

Inadequate data are more easily spotted than another handicap—inadequate concepts of what is important. Without agreement on what constitutes a healthy city or society, one must grope for measurable aspects of life that seem to make a difference. The indicators generated may themselves help overcome this by stirring more pointed debate over what constitutes a good social environment and how to measure that.

The program staff feels that the best way to develop indicators is to start. The early results are meant to start the conversation in a very concrete way. They are presented to various specialists and the general public to show that comparative standards may spotlight significant variations in performance, and in some

instances to help dramatize the need for more and better data.

Urban Quality of Life

The first completed indicator study, in the experimental sense already stressed, is *The Quality of Life in Metropolitan Washington, D.C.: Some Statistical Benchmarks.* Published in 1970, it permits Washington and the nation's other 17 largest metropolitan areas to compare their standings.

Comparing urban areas with many indicators

In this study by Martin V. Jones and Flax, data were collected on 14 quality of life aspects, including health, housing, air pollution, and public order. These 14 are not the only or necessarily the most important aspects. Nor can they be lumped together to give a single meaningful ranking. The aspects chosen have two common characteristics—they included matters widely held to be of importance, and comparable data on them were found to be available for the 18 largest metropolitan areas for the same time periods.

Washington's Rank Among 18 Metropolitan Areas

QUALITY OF LIFE	INDICATOR DATA	WASHINGTON'S RANK
Poverty	% Low Income Households	2nd
Unemployment	% Unemployed	4th
Racial Equality	Non-White/White Unemployment Rates	4th
Mental health	Suicide Rate	5th
Health	Infant Mortality Rate	7th
Traffic Safety	Traffic Death Rate	7th
Air Pollution	Air Pollution Index	8th
Income Level	Per Capita Income	10th
Housing	Cost of Housing	10th
Social Disintegration	Narcotics Addiction Rate	13th
Community Concern	Per Capita United Fund Contributions	14th
Public Order	Reported Robbery Rate	16th
Education	Draft Rejection Rate	18th
Citizen Participation	Presidential Voting Rate	18th

Notes: Lower numerical rankings represent more favorable conditions as of most recent available data. In 3 cases, not all 18 areas are represented.

As a start, only one measurement was chosen as the indicator for each quality of life category in order to make the report relatively uncomplicated. Additional indicators may be added. The initial desire was to present an overall picture of many quality-of-life aspects to the nonspecialist reader. As examples, the data on known narcotic addicts per 10,000 population were used as the measure of social disintegration, and infant deaths per 1,000 live births were used as the measure of health. In the health field, as many as sixty indicators could have been chosen. In some other fields, the choice of pertinent data was quite limited. Specialists in each subject category advised on possible measures to use.

The metropolitan area indicators in this first study present three basic kinds of information:

- Between two recent periods of time, each metropolis can see whether it is progressing or regressing and at what rates.
- Each metropolitan area can compare itself with the other 17 areas (in the 14 aspects measured) according to the most recent data.
- Each metropolitan area can compare its rate and direction of change with that of the other 17 areas.

The Washington area, for example, may see that the quality of life between 1967 and 1968 appears to be improving in five aspects—income level, poverty, health, mental health and community concern. No change appears in education and citizen participation. Deterioration is found in seven aspects—unemployment, housing, air pollution, traffic safety, racial equality, social disintegration, and public order.

Compared to the other metropolitan areas, Washington is about midway, among the top or better half for seven of the indicators and toward the bottom for the other seven.

As to rates of change, Washington appears to be improving faster than the other metropolitan areas in four aspects, changing at a less favorable rate in five aspects, and changing at about the average rate in the other five aspects.

The narcotics addiction exhibit reveals that different aspects of a measure are useful. In 1968, Baltimore and Chicago were among the highest in known numbers of addicts, but it can be seen that the number has been increasing in Baltimore at a much more rapid rate since 1964 than in Chicago. (*See Table at right.*)

Public Response

The public interest in these metropolitan area comparisons was immediate and extensive.

Officials and others requested quantities of the reports. Leading newspapers in many of the areas measured featured the indicator story in detailed articles. The Institute's strong emphasis on the data limitations and the experimental nature of the indicators did not discourage news coverage, revealing a public hunger for indicators, for more facts about important current conditions and trends.

The considerable interest in this report and the fact that others are using it as a model for their indicator work gives the Institute confidence that the circulation of indicators is a useful approach for encouraging debate on urban conditions as well as the development of more accurate urban data.

Even when descriptive indicators stand up —that is, when they call attention in a fair and reasonably undistorted manner to trends and problems—they still raise questions. Why is a city falling behind? What should be done about disturbing findings? Providing the answers to these questions is not the exclusive province of those who construct the indicators, but it is a prime purpose of the indicators to bring such issues into the open.

Central Cities and Suburbs

The metropolitan area study led to queries about what the indicators would reveal if the data were broken down for central cities and suburban areas. Since local governments rarely serve entire metropolitan areas, indicators corresponding to large cities and their outlying subdivisions might be more meaningful for citizens or officials who are assessing conditions or considering new actions within the political framework.

It turned out that only 6 of the 14 quality of life aspects assembled for the metropolitan study could be separated into central city and suburban components. It was determined to follow through on these aspects—unemployment, poverty, infant mortality, suicides, robberies and traffic deaths—with indicators presented to show the following:

The rank of the 18 central cities and of the 18 metropolitan suburban areas.

The recent rate of change in each of the cities and in their respective suburban areas.

The ratio of performance between each central city and its suburban ring.

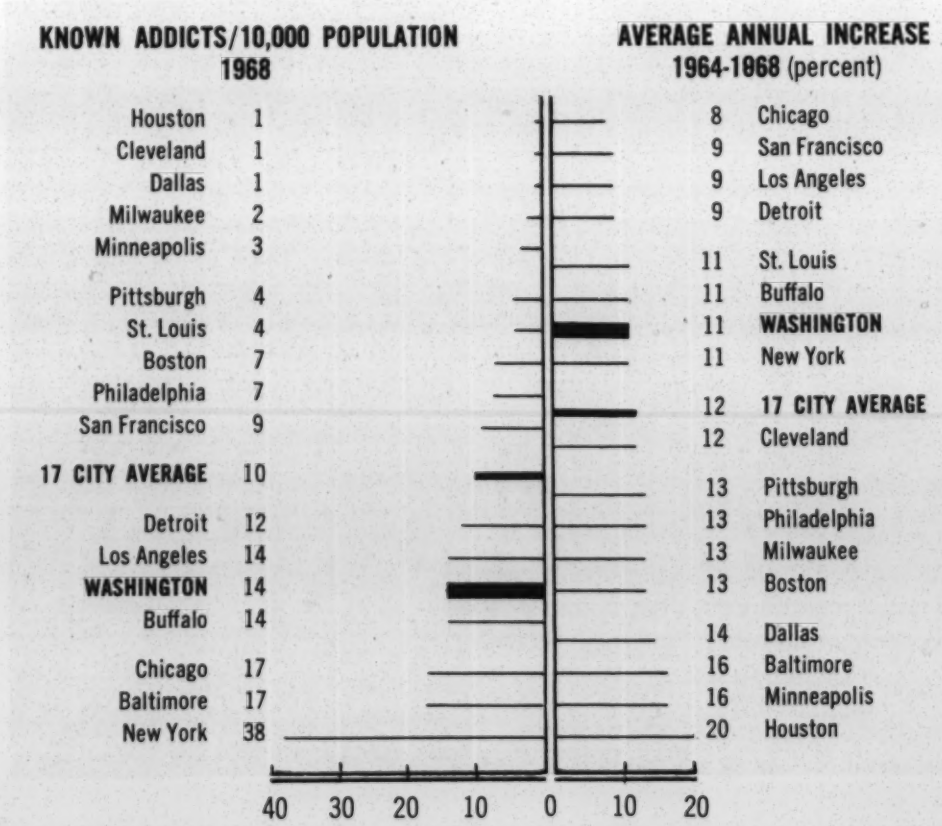
That these indicators generally reveal a higher quality of life in the suburbs than in the central cities only confirms what is already common knowledge. But the extent of the differences often is surprising. For instance, reported robberies per 100,000 population were more than 20 times as high in Baltimore city as in its suburban ring.

Some common notions confirmed, some surprises

Some interesting exceptions to the general superiority of suburban to central city conditions also are turning up. For example, the reported robbery rate in the Los Angeles suburbs is higher than that in the city of Milwaukee. And the infant mortality rate is higher in the Cincinnati suburbs than in the central city.

Some differences shown by these indicators simply reflect individual characteristics of the various areas. Those studying Boston's suburban ring must recognize that this territory includes several genuine cities such as Cambridge, while those studying Houston should note that the central city, through substantial annexations, includes areas that are more like suburbs elsewhere.

NARCOTICS ADDICTION AS AN INDICATOR OF SOCIAL DISINTEGRATION



Education and Racial Indicators

The draft rejection rate, used in the metropolitan area study as an indicator of quality of education, has certain advantages for comparability purposes, but is far from satisfactory. To arrive at a more comprehensive view, Flax is examining 12 different educational indicators for 21 central cities.

This work suggests caution in assuming that city by city differences in educational outcomes can be explained by factors such as per capita expenditures on education or pupil-teacher ratios. Neither, as is sometimes believed, are these differences explicable by differences in economic and racial characteristics.

Some educators oppose the release of reading test score data to the general public. Many of them particularly oppose use of such data to compare educational achievement in different cities. Educators are keenly aware that measurement techniques are imperfect, and that data may be misunderstood and misused. They also say they want to protect schools or school systems from being blamed for conditions over which they have no control. Such data, however, currently provide as good a measurement of educational performance as there is.

Blacks and Whites: An Experiment in Racial Indicators, by Flax, soon to be completed, deals with the sensitive question of racial equality and attempts to show trends over the past decade.

In these times, opposing points of view on racial issues are frequently expressed. Some feel that the nation has moved too fast toward equality and will have increasing tension unless it slows down; others feel that more danger lies ahead unless the nation moves more rapidly to eliminate barriers to equality. Is either viewpoint supported by the facts? Does the validity of the viewpoint vary from one measure of racial equality to another? Racial indicators can help policy makers and citizens get answers to such questions.

For the comparisons, 16 socio-economic characteristics were chosen. They do not include measures such as morale or sense of alienation which may be as important, or more so, than the aspects used. But they do consist of feasible indicators derived from data now available.

The racial indicators are being prepared to help answer the following broad questions:

Has there been progress from 1960 to 1968, in each of the 16 aspects measured, for blacks? For whites?

Has the rate of change or improvement been faster for blacks or for whites?

Dealing with Fear of Data

Even though there is widespread interest, many people are wary of indicators. The Institute staff does not think the way to deal with such concern is to suppress facts, but rather to construct as clear, meaningful and balanced sets of indicators as possible, documenting carefully their limitations. This conforms with the traditional view that officials and citizens alike function best when they have maximum understanding of what is happening in their society.

Work is underway on a study presenting comparative indicators describing the courts, correction systems, characteristics of the police and the extent of criminal activity in large U.S. cities.

Additional future plans of the indicator staff include working with individual cities to develop indicators comparing different sections of the same city, and publication of racial indicators showing comparative conditions across different cities.

Uses foreseen in setting of national priorities

As more reliable, comprehensive and acceptable urban and social indicators are developed, many possible uses for them can be suggested. For instance, under extensive use of federal block grants to states and localities, indicators could help reveal which problems are most in need of attention. Similarly, national priorities might be established more rationally with the aid of indicators comparing rural and urban America, blacks and whites, the young and the aged, and many other segments of society.

In general, comparative descriptive indicators have the potential of helping all Americans to better understand the conditions in their society and the directions in which it seems to be heading. □

New Research Center Directory

Shows rapid growth of campus urban studies organizations

The nation's colleges and universities continue to expand their number of urban research facilities. The Institute's revised edition of the *Directory of University Urban Research Centers* includes nearly 300 such centers—more than twice the number included in the original directory, published only 18 months earlier.

The Directory is a byproduct of the Institute's interest in bringing government policymakers and researchers closer together. It gives officials and educators the location of each center, its major types of work, the staff size, its source of support, the director, and related information.

Increased national concern about the environment is reflected in the listing. Editor Grace M. Taher points out that many centers are now devoted primarily to environmental issues while others have broadened their focus to include this aspect of urban problems.

The Urban Observatory program, sponsored by the Department of Housing and Urban Development and the U.S. Office of Education to develop closer cooperation between universities and mayors' offices, is described by its Staff Director at the National League of Cities, Lawrence A. Williams. The locations and directors of the 10 observatories are listed.

The most recent university response to the need for linking academic and urban action programs has been the development of graduate programs in policy sciences. Joseph H. Lewis, Director of the Institute's Urban Governance studies, describes the early stages of this development, indicates the wide variety of approaches being followed, and compares this new application of policy sciences in domestic affairs to the earlier application in national security affairs. □

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Nashville N&D Child Care Study

A human resource program analysis

Neglected and dependent children—N&D cases, in social work terminology—pose serious problems to many communities. Some N&D children are abandoned, others have parents who become hospitalized or jailed, some are in homes where the emotional disturbances of the adults render them unfit to care for children, and others are the victims of abuse.

A team of Nashville and Urban Institute personnel led by Marvin R. Burt and Louis H. Blair of the Institute analyzed the N&D problem in Nashville-Davidson, Tennessee as a possible basis for improving the child care system there. Included in the study were the state and local welfare departments, police, Juvenile Court, Board of Education, and voluntary organizations. These agencies each undertake significant activities related to neglected and dependent children.

A central feature of the study is a method that shows the flow of children through various parts of this child care system over extended periods of time, focusing on what happens to each child. This permits conclusions to be drawn about aspects of the system that are harmful to the children or wasteful of financial resources. For example, it was found that large percentages of children are subjected to several weeks of away-from-home care only to learn that they could have been cared for in their own homes—as eventually determined in juvenile court hearings. This led to conclusions that 24-hour screening and related services, such as emergency caretakers, could be used to avoid unnecessary stress on both the children and the local child care system.

The researchers used the findings to construct several alternative improvement plans for Nashville-Davidson, depending on the decisions by local citizens and officials on how much money should be spent and how priorities should be arranged.

The research developed and demonstrated the use of a number of techniques that would enable governments to analyze major human resource type programs in a more systematic fashion. Findings that might benefit other communities also are set forth in the report of this program analysis, entitled *Options for Improving the Care of Neglected and Dependent Children.* □

Measuring Recreation

Data collection is worth the cost, if properly analyzed

How well does a community's recreation system serve the needs of its citizens?

Most local government decision-makers including recreation directors, city managers, and elected mayors or council members receive very little evaluation material. What they do get deals with matters such as acres of parks, numbers of playgrounds, pools and tennis courts, size of staffs and partial attendance figures. However, standing alone, these factors do not provide true measures of the effectiveness to the citizens of recreation programs.

Harry P. Hatry, Director of the Institute's Local Government Research studies, and Diana R. Dunn, Research Director of the National Recreation and Park Association, have outlined a series of more relevant measures. These are detailed in a report, *Measuring the Effectiveness of Local Government Services: Recreation.*

Suggested measures deal with participation and nonparticipation, accessibility, crowdedness, variety, safety, physical attractiveness, and perceived citizen satisfaction. Other measures deal wth the indirect effect of recreation on crime and delinquency, health, and the local economy.

Each measure of effectiveness is discussed separately with recommendations on appropriate methods of data collection. It is particularly important to obtain and analyze data according to the various "clientele groups" in a community—the separate neighborhoods and people of different age, race, sex, income level, and

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so forth—to make sure some sectors are not neglected.

The minimum cost of maintaining a basic data collection, evaluation and analysis capability of the type proposed is estimated at roughly one to two percent of the annual park and recreation budget. Some federal funds are available for this purpose to cities on a matching basis. □

Selected Institute Publications

Operating Costs in Public Housing: A Financial Crisis, by Frank deLeeuw, (8-112-5) 63pp., $1.50 / **Federal Evaluation Policy: Analyzing the Effects of Public Programs,** by Joseph S. Wholey, John W. Scanlon, Hugh G. Duffy, James S. Fukumoto, Leona M. Vogt, (9-121-21) 134pp., $2.95 / **The Monetary Rewards of Migration Within the U.S.,** by Richard F. Wertheimer II, (31-113-26) 62pp., $1.95 / **The Unemployment-Inflation Dilemma: A Manpower Solution,** by Charles C. Holt, C. Duncan MacRae, Stuart O. Schweitzer, Ralph E. Smith, (38-350-27) 112pp., $2.95 / **The Struggle to Bring Technology to Cities,** (68-108-73) 80pp., $1.95 / **Directory of University Urban Research Centers** (Revised Edition), Grace M. Taher, Editor, (52-107-21) 200 pp., $2.75 / **Survey of Campus Incidents as Interpreted by College Presidents, Faculty Chairmen and Student Body Presidents,** by Garth Buchanan, Joan Bracket, Alease M. Vaughn, (51-1500-1) 64pp., $2.50 / **Measuring the Effectiveness of Local Government Services: Solid Waste Collection,** by Louis H. Blair, Harry P. Hatry, Pasquel A. Don Vito, (37-108-67) 36pp., $2.00 / **Measuring the Effectiveness of Local Government Services: Recreation,** by Harry P. Hatry and Diana R. Dunn, (56-108-69) 44pp., $1.75 / **The Indianapolis Police Fleet Plan: An Example of Program Evaluation for Local Government,** by Donald M. Fisk, (55-108-70) 59pp., $2.00 / **University Training in PPB for State and Local Officials,** Selma J. Mushkin, Moderator, (33-116-12) 92pp., $3.50 / **Property Taxation, Housing and Urban Growth,** Walter Rybeck, Moderator, (32-112-15) 72pp., $2.50 / **The Quality of Life in Metropolitan Washington, D.C.: Some Statistical Benchmarks,** by Martin V. Jones and Michael J. Flax, (136-1) 82pp., $3.00 / **Introduction to Sample Surveys for Government Managers,** by Carol H. Weiss and Harry P. Hatry, (72-108-65) 48pp., $1.50 / **Options for Improving the Care of Neglected and Dependent Children, Nashville-Davidson, Tennessee: Program Analysis Applied to an Urban Problem,** by Marvin R. Burt and Louis H. Blair, (73-108-74) 136pp., $2.75

Information about academic and quantity discounts available on request.

The Urban Institute
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BEST COPY AVAILABLE

This booklet is about the urban crisis. It is based on the premise that, depending on the choice the nation makes, this crisis can bring either disaster or constructive change — that for our cities and their people it represents The Turning Point.

THE URBAN INSTITUTE 2100 M STREET, N.W. WASHINGTON, D.C. 20037 (202) 223-1950

April 7, 1970

Bro. Vernon E. Jordan, Jr.
Director, Voter Education Project
SOUTHERN REGIONAL COUNCIL
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Brother:

The enclosed materials describe a program by the Urban Institute aimed at recruiting outstanding graduate students to work at the Institute this summer. The Institute is interested in increasing its access to the range of knowledge, skills and research attitudes embodied in minority group students across the country, especially those from the Black and Spanish-speaking groups.

As you see, the number of spaces available this summer is small. We hope that this may be the beginning of a broader, long-term program so that, over time, the number of opportunities may be increased. But it should be clear that we are serious in our desire to attract the very best of those graduate students who have decided to dedicate themselves to urban research. We have a special interest in identifying undergraduate (senior level) and graduate students who have worked with community groups or otherwise demonstrated a commitment to use their skills for the advancement of the Black community.

We greatly appreciate any help you can give in putting outstanding students in touch with us concerning this program.

Sincerely,

Charles Tate/alt

Charles Tate
Urban Fellows Project

Enclosures

THE URBAN INSTITUTE 2100 M STREET, N.W. WASHINGTON, D.C. 20037 (202) 223-1950

1970 SUMMER STUDY ASSISTANT PROGRAM

The Urban Institute, a private non-profit research corporation devoted to the study of urban problems, will select 10 outstanding graduate students to participate in the 1970 Summer Study Assistant Program. The purpose of this program is to identify and encourage young scholars who are committed to professional involvement in research aimed at developing meaningful solutions to urban ills.

Summer work at the Institute for Study Assistants will be related to the on-going research program of the Institute in areas such as:

* Black Economic and Political Development
* Income Distribution Simulation Studies
* Housing
* Labor Market Studies
* Public Finance
* Econometric Study of Transportation
* Evaluation of Social Programs
* Studies of State and Local Government Functions

In addition to research work, the Study Assistants will work with members of the Institute staff to develop and organize special interest activities -- seminars with urban leaders, visits to Federal agencies and meetings with Congressmen and Administration officials.

Study Assistants may work for a period of 12 weeks between May 15 and September 15, 1970. Selections of applicants will be based on the following criteria:

* Personal committment to the solution of urban problems
* Academic work relevant to the research program of the Institute
* Academic standing
* Interest in future professional involvement in urban research work

The deadline for applications will be April 20th. Final selections will be announced May 1st.

Graduate students will be paid $180 to $215 per week. Study Assistants will receive sick leave and holiday leave benefits. For participants not covered by a university-sponsored health and life insurance program, the Institute will provide employee insurance benefits.

Inquiries should be addressed to:

Mr. Reuben McCornack or Mr. Antoine Perot
Director of Personnel Project Manager

1970 SUMMER STUDY ASSISTANT PROGRAM

APPLICATION

THE URBAN INSTITUTE 2100 M STREET, N.W. WASHINGTON D.C. 20037 (202) 223-1950

NAME: _____
(Last) (First) (Middle)

PERMANENT HOME ADDRESS: _____
(No.) (Street)

_____
(City) (State) (Zip)

Home Phone: ( ) _____ School Phone: ( ) _____

SCHOOL RESIDENCE ADDRESS: _____
(No.) (Street)

_____
(City) (State) (Zip)

Social Security Number: _____ Date Available: _____

Date of Birth: _____ Marital Status: _____

Health: Specify any major physical disorders or serious illnesses you have or have had in the past year:

Will you have university sponsored or personal health insurance coverage until September 15, 1970?

☐ Yes ☐ No

EDUCATION

School or University Name and Location	Years Attended		Major	Degree	Scholastic Standing
	From	To			

Thesis or dissertation title(s):

Scholarships or academic honors:

Extracurricular activities:

Percentage of expenses earned

Please list your publications, if any, especially those that address urban or related problems:

_____

_____

EMPLOYMENT

Please list in reverse chronological order, beginning with current or most recent position:

Employer: _____

Address: _____

Dates	Annual Salary	Position
Started: _____	Starting: _____	Starting: _____
Left: _____	Last: _____	Last: _____

Most immediate supervisor: _____
(Name) (Title)

Description of work: _____

_____

Employer: _____

Address: _____

Dates	Annual Salary	Position
Started: _____	Starting: _____	Starting: _____
Left: _____	Last: _____	Last: _____

Most immediate supervisor: _____
(Name) (Title)

Description of work: _____

_____

The below should be used to list any employment previous to the above:

Dates	Employer	Position

Please describe research areas in which you feel best qualified and problems that most interest you. This section may also be used to amplify answers to previous sections.

Date:_____ Signature:_____

Please attach a copy of your transcript and two letters of recommendation from faculty members acquainted with your work.

THE URBAN INSTITUTE AND THE CITIES

THE URBAN INSTITUTE

WORK PROGRAM FOR 1969-70

May 5, 1970

Mr. Clarence D. Coleman
Director
Southern Regional Office
National Urban League
136 Marietta Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Coleman:

I will be happy to serve as a special consultant at the 60th Annual National Urban League Conference scheduled for July 19-23rd in New York. Could you please advise me who will cover my expenses there?

Looking to hear from you concerning this.

Sincerely yours,

Stanley Alexander
Community Organization Project

SA:mv

Telephone: (404) 688-8778

National Urban League, Inc.

Southern Regional Office
Clarence D. Coleman, *Director*

136 Marietta Street, N. W.
Atlanta, Georgia 30303

March 27, 1970

Mr. Stanley J. Alexander
Community Organization Project
Southern Regional Council
5 Forsyth Street, N.W.
Atlanta, Ga. 30303

Dear Mr. Alexander:

The 60th Annual National Urban League Conference is scheduled for July 19-23, 1970 at the New York Hilton Hotel, New York City. We are expecting over 3,000 participants from throughout the United States, to come together to discuss priorities to which the League should address itself.

Because of your past involvement and assistance to the National Urban League, we would like to take this opportunity to invite you as a special consultant to our 1970 Conference.

Through your past association with our Agency, you have demonstrated certain expertise and creativity which we think will be applicable for our National Conference discussions. This letter comes then as a special invitation for you to join us in New York to serve in a consulting capacity to our national body.

As soon as more information is available concerning the conference format, program and structure, it will be provided to you. The enclosed registration card should be mailed directly to the Office of Conferences in New York. We look forward to seeing you in New York in July.

Yours very truly,

Clarence D. Coleman

Clarence D. Coleman
Director--Southern Region

CDC/tb (Enclosures)

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CONTACTS FOR THE APPRENTICESHIP

TRAINING PROGRAM

SUBJECT: CONTACTS FOR INFORMATION AND JOBS FOR THE

APPRENTICESHIP PROGRAM - COMPANY AND AGENCY

ATLANTA AREA TECHNICAL SCHOOL
1560 Steward Avenue, S. W.
Atlanta, Georgia
Mrs. Strovier, Admission
758-9451

Comments: They have no direct relations with the Apprenticeship Program but they do give mechnical and theoretical backgrounds in trades related to apprenticeship training.

ATLANTA JOINT APPRENTICESHIP COMMITTEE
881 Piedmont Avenue, N. E.
Atlanta, Georgia
Mr. Baker
873-1805

Comments: This organization has basic information related to apprenticeship programs. They have contacts with unions and other related apprentice program.

LITHOGRAPHY AND PHOTE-GRAVERS (AFL-CIO) No. 251
881 Peachtree Street, N. E.
Atlanta, Georgia
Mrs. Evers, Secretary
872-9996

Comments: Information related to lithography and photo-graving trade. Possible job openings. Training is held within the plant and conducted by company staff.

REGIONAL OFFICE OF THE UNITED STATES BUREAU OF APPRENTICESHIP AND TRAINING
1371 Peachtree Street, N. E.
Atlanta, Georgia
526-5405

Comments: General information about apprenticeship program.

ATLANTA TYPOGRAPHICAL UNION - LOCAL 48 (AFL-CIO)
250 Tenth Street, N. E.
Atlanta, Georgia
Mr. Fred Holbrook
873-2732

Comments: This union will provide information for training a person in newspaper printing. Training is on the job and it varies from program to program. They will help a person with a union program or a regular job program.

THE ATLANTA CONSTITUTION AND JOURNAL

10 Forsyth Street, N. W.
Atlanta, Georgia
Mr. Robert Simonton, Personnel Director
Mr. Gary T. McIntyre, Personnel Assistant

Comments: They have possible openings in the apprenticeship training program. The basic requirements for entry level jobs are:

1. File an application
2. High school graduate
3. 18 years old or over
4. Must score:
   18 Wonderlic Personnel test
   17 Bennett Mechnical test

Positions:

1. Composing Room (this job requires some experience in typing but no mandatory. Salary starts at $96.00 for 37½ hours a week, with a 5% increase every six months. Will employ now.)
2. Mailer (will have opening in three years)
3. Sterotype (opening in July. Salary starts at $80.00 a week.)
4. Ingraving (opening in June 85.50 a week. In 1970 will be 179.00 or more.)
5. Pressmen (Position is not definite)
6. Fly-Boy ($2.00 per hour, 2% increase in six months)

Ditler Brothers, Inc. (manufactory printers)
1375 Seaboard Industrial Blvd., N. W.
Atlanta, Georgia 30318
William T. Rose, Director of Industrial Relations
355-3423

Comments: No specific openings but would be interested in a qualified applicant.

SUBJECT: Courses in the Printing Trade at Atlanta Area Technical School.

I. Theory of Printing

II. Fundamentals in the Printing Trade

III. Machine shop:

1. Hand pressure
2. Miehle-Vertical
3. Hiedlebury
4. Inter-type and set-type
5. A. B. Dick Machine
6. Paper Cutter
7. Multilifth
8. Harris-larger pressure
9. Proff-pressure
10. Bindery Machine
11. Jogger
12. Paper-folder
13. Camera
14. Efrod
15. Key Board

INFORMATION ON THE APPRENTICESHIP

TRAINING PROGRAM

MINIMUM MENTAL AND PHYSICAL REQUIREMENTS FOR

PLATE BOYS AND APPRENTICE PRESSMEN APPLICANTS

Mental Requirements:

All applicants must take the Wonderlic Personnel Test and the Bennett Mechanical Comprehension test.

Minimum scores considered:

Bennett Mechanical	17
Wonderlic Personnel	18

Physical Requirements:

Must be in good health.
~~Must not be less than 5 ft. 6 in. or more than 6 ft. 2 in. in height.~~
Must not weigh less than 130 lbs. or more than 220 lbs.

Personal Requirements:

Must be a high school graduate or have the equivalent of a high school education.
Must be capable of passing a screening interview by the Joint ~~Screening~~ Screening Committee.
Must not have a police record other than minor traffic violations.
Must want to pursue a career as a web pressman.
Must be acceptable to the Pressroom Foreman.

PRESSMEN'S JAC

JOINT APPRENTICESHIP COMMITTEE
A. P. P. & A. U. #8
UNION EMPLOYERS SECTION
PRINTING INDUSTRY OF ATLANTA, INC.

Selection of apprentices made under our standards shall be made from qualified applicants on the basis of qualifications alone and without regard to race, creed, color, national origin or sex or occupationally irrelevant physical requirements in accordance with objective standards which permit review, after full and fair opportunity for application; and this program shall be operated on a completely non-discriminatory basis.

I. REQUIREMENTS FOR SELECTION OF APPRENTICE ASSISTANTS, APPRENTICE PRESSMEN AND PREPARATORY APPRENTICES

A. Applicants for Apprentice Pressmen, Preparatory Apprentices and Apprentice Assistants shall pass the Printing aptitude test, S-40, administered by the Georgia State Employment Office and shall be a high school graduate or its equivalent. He must be physically capable of performing the work and therefore shall submit to the Committee a doctor's statement of satisfactory physical condition taken ten days prior to the beginning date of his apprenticeship.

B. The applicant must be of good moral character.

C. The applicant must be at least eighteen (18) years of age when beginning his apprenticeship.

D. The applicant to be accepted, must have a definite interest in the craft of printing, as evidenced by an approved aptitude test and approval by the designated screening committee.

E. Since apprentice pressmen will be selected from assistant pressmen who in turn come from apprentice assistants, the employer shall use the same standards in selection and hiring apprentice assistants as will be applied to the selection of apprentice candidates.

II. PROCEDURES

The following selection procedures will be used in hiring of apprentices:

A. Written application for employment form to be completed by applicant with prospective employer.

B. He must satisfactorily complete appropriate aptitude test administered by Georgia State Employment Service. Arrangements for test must be handled as follows:

1. List the openings with the Employment Service.

2. Send new applicants down to take the test. Applicants may also be referred by the Employment Service. In sending a new applicant down, please call in order -

Tom Tyler
Robert Smith
John Mobley

if you run into any problem.

3. To test a present employee who is to be considered call one of the above three people to schedule the test by phone.

C. He must appear before the Screening Committee and be evaluated according to the evaluation sheet which is a part of the Joint Apprenticeship By-Laws. The Screening Committee will consist of a designated representative of the Printing Industry of Atlanta and a designated I. P. P. & A. U. Local #8 Official with the screening interview to be held at the Printing Industry of Atlanta headquarters. However, an employer may establish a screening committee in his respective plant by securing permission from the Joint Apprenticeship Committee and have on record the two Plant Screening Committee members, one of whom shall be from management and one from the I. P. P. & A. U. Local #8.

D. The final interview and selection of applicants by the employer.

E. Apprenticeship indenture contract signed by respective parties and approved by Joint Apprenticeship Committee.

SELECTION PROCEDURE

A.P.P. & A.U. M/C & U.E.S.
JOINT APPRENTICESHIP COMMITTEE

A. Applicants must score 70 points to be accepted, and shall be accepted in order of their score, starting with the highest score. Records covering evaluation of applicants, including rating forms, shall be kept for 2 years to permit review.

B. Applicants must have completed high school. Extra consideration will be given for education beyond the high school level. They must be at least 18 years of age and may be obtained from several sources, such as the Employment Service public schools, trade schools and by direct application and inter-plant referral.

C. The Employment Service and local schools shall be informed when applications for apprenticeship are being accepted, and their cooperation requested in referring suitable applicants to the participating employers.

APPRENTICE APPLICANT EVALUATION

(Passing Score: 70 points)	Maximum Points	Points Earned
1. Education and Training	(15)	
-Required grade level (High School)	10 points	
-Additional education beyond high school	5	
2. Physical Factors	(10)	
-Doctor's Certificate of good health (No basic defects)	5	
-Appropriate physical characteristics for the trade	5	
3. Past Work Experience	(10)	
-Misc. jobs not related to trade	5	
-Misc. jobs related to trade	5	
4. References and Conduct	(10)	
-At least 2 favorable references from non-related persons	5	
-No public record of serious bad conduct	5	
5. Test Score	(20)	
-Applicants meeting established norms of the GATB of the Employment Service	20	
6. Military Service	(10)	(See D)
-Not related to trade	5	
-Related to trade	5	
7. Interview	(25)	

	0 Poor	2 Fair	3 Avg.	4 Good	5 Excellent
A. Sincerity of Interest					
B. Attitude Toward Work					
C. Ability to Work Under Supervision					
D. Understanding of Responsibilities as Apprentice					
E. Ability to Work With Others					
TOTALS	( )	( )	( )	( )	( )

INTERVIEWER'S TOTAL
("A" through "E" above)_____(Carry total to line 7 above, "Points Earned".)

_____ Applicant's Score _____
(Name of Applicant) (Total of Lines 1 thru 7)

_____ _____
(Signature of Interviewer and date) (Signature of Interviewer and date)

PERSONAL INTERVIEW

A. In the personal interview the applicant will be rated in five (5) categories. Questions should be directed to the applicant which will enable the interviewer to rate the applicant on sincerity of interest, attitude toward work, attitude toward related training, ability to work under supervision, understanding of responsibilities as Apprentice, ability to work with others and why he wants to become an apprentice in the printing trade, and his attitude toward unions.

B. The applicant should also be rated on his personal references.

C. The applicant should be rated on his physical appearance. (An applicant who does not bother to be neat when appearing before the screening committee usually has little interest in what the screening committee thinks and is not interested enough in the trade to succeed.)

D. In the event the applicant is already employed by the employer and is not permitted to take the aptitude test administered by the Georgia State Employment Service, the applicant will be given five (5) points for each year of employment in the printing industry up to a maximum of four (4) years or twenty (20) points.

PERSONS WHO ARE INTERESTED IN THE PRINTING

APPRENTICESHIP PROGRAMS

APPRENTICESHIP PROGRAM
(SRC)

Date 6-17-69

NAME DALLAS DURDEN

ADDRESS 3884 Adamsville Dr. S.W.

ATLANTA, GEORGIA
(City, State)

AGE 20 BIRTHDATE 3-11-49

TELEPHONE 344-4923

WEIGHT 170 lbs. HEIGHT 6'3"

HIGH SCHOOL ATTENDED C. V. HARPER HIGH

YEAR GRADUATED 1967

OTHER EDUCATION ATLANTA TECH

YEAR OF SCHOOL 2 YEARS

TRADE INTERESTED IN PRINTING

GRADE AVERAGE C B
(High School or Vocational School)

JOB EXPERIENCE
(Related or non-related)

RAyloc - FRedRick DRIVE
Standard Oil Co. - Luckie - North Avenue
Holiday Inn - Six Flags

REFERENCES:

REV. J.J. Broadnax - Dollar Mill Rd. S.W.
Rev. J.H. HAyes - FAIRburn Rd. N.W.
MRS. Mollie Denton - Mercury Dr. N.W.

Class Schedule

Course	Time	Days	Instructor	
PRINTING		M - FR.	MR. McMAHAN	
ART	8.00 - 9	M - FR.	MR. LANE	
theory	9 - 10	M - FR.	MR. McMAHAN	
LAB.	10 - 11	M - FR.	MR. McMAHAN	
Lunch	12 - 1	M - FR.		
LAB.	1 - 2	M - FR.	MR. McMAHAN	
LAB.	2 - 3	M - FR.	MR. McMAHAN	

Name DALLAS Durden

SCHOOL SESSION Summer YEAR 69

PERSONAL COMMENTS

Scores on Wonderlic test.

Form B = 16

Form II = 13

May 1 - 69
12:00

APPRENTICESHIP PROGRAM
(SRC)

Date April 30, 1969

NAME Thomas Weems

ADDRESS 3563 Hilins Road N.W.

Atlanta Georgia
(City State)

AGE 20 BIRTHDATE 2-20-49

TELEPHONE 691-3649

WEIGHT 143 HEIGHT 5"8

HIGH SCHOOL ATTENDED Charles W. Harper High

YEAR GRADUATED 1967

OTHER EDUCATION Atlanta Area Tech

YEAR OF SCHOOL Two yrs.

TRADE INTERESTED IN Printing

GRADE AVERAGE B
(High School or Vocational School)

JOB EXPERIENCE Control Data ($2.00)
(Related or non-related)

REFERENCES: Harold McMillan - Atlanta Area Tech. John Cary - Production Manager at Millery Zell.

Good personality. Very aggressive. } Willing to do and can work.

PERSONAL COMMENTS

Scores Wonderful

Form B = 13

Form II = 13

He has the ability to do if he can settle down.

Class Schedule

Course	Time	Days	Instructor	
Art	8:00-8:55	Mon - Fri	Mr. Langber	
Theory	9:00-9:55	" "	Mr. McMahon	
Printing	10:00-10:55	" "	Mr. McMahon	
"	11:00-11:45	" "	"	
Lunch	12:00-12:45	Mon - Fri		
Printing	1:00-2:00	" "	Mr. McMahon	
Printing	2:00	" "	" "	

Name Thomas Weems

SCHOOL SESSION Summer YEAR 1969

Thursday
11:00

APPRENTICESHIP PROGRAM
(SRC)

Date 4-30-69

NAME Charles Julius Baker

ADDRESS 333 Angier Av. N.E.

Atlanta Georgia 30312
(City State)

AGE 19 BIRTHDATE 4-7-50

TELEPHONE 872-1448

WEIGHT 148 HEIGHT 5'10"

HIGH SCHOOL ATTENDED Sparta High School

YEAR GRADUATED 1968

OTHER EDUCATION Atlanta Area Tech

YEAR OF SCHOOL ~~19~~ First year

TRADE INTERESTED IN Printing

GRADE AVERAGE B
(High School or Vocational School)

JOB EXPERIENCE Montag, Drillman
(Related or non-related)

REFERENCES: Mr. Fuller, Mr. Garwood - Counselor - W.
Instructor - B.

~~Monday 12:00~~
Monday 12:00 - ~~4~~ may 5, 1969

Class Schedule

Course	Time	Days	Instructor	
Printing theory	8:00-9:00	5	Mr. Fuller	
Lab.	9:00-12:00	5	Mr. Fuller	
Lunch	12:00-1:00	5		
Lab	1:00-3:00	5	Mr. Fuller	

Name Charles Julius Baker

SCHOOL SESSION Summer YEAR 1969

PERSONAL COMMENTS

Scores - from Wonderlic

Form II = 10
Form B = 12

He has shown a great interest in the apprenticeship program.

May 1 — 69
11:00

APPRENTICESHIP PROGRAM
(SRC)

Date 4-30-69

NAME Carl Graybill

ADDRESS 333 Angier avenue apt 12C

Atlanta (City) Georgia (State)

AGE 20 BIRTHDATE 8-4-48

TELEPHONE 875-1938

WEIGHT 157 HEIGHT 5' 11"

HIGH SCHOOL ATTENDED Thomas Jefferson Elder

YEAR GRADUATED 1967

OTHER EDUCATION Atlanta, Area Technical School

YEAR OF SCHOOL 2 years

TRADE INTERESTED IN Printing

GRADE AVERAGE B
(High School or Vocational School)

JOB EXPERIENCE
(Related or non-related)
Control Data Corporation (2.00.)

REFERENCES: Harold Macmahon, Atlanta area Tech-

Good personality:

Class Schedule

Course	Time	Days	Instructor	
Art	8:00-9:00	Mon- Fri	Mr Lamber	
Theory	9:00 -10:00	Mon- Fri.	Mr. McMahan	
Lab	10:00-11:00	Mon- Fri.	" "	
Lab	11:00-12:00	Mon- Fri.	" "	
Lunch	12:00-1:00	" - "		
Lab	1:00-2:00	" - "	Mr. McMahan	
Lab	2:00-3:00	" - "	" "	

Name Carl Brayboll

SCHOOL SESSION Summer YEAR 1969

PERSONAL COMMENTS

Scores - on Wonderlic Test
Form B = 15
Form II = 11

He has shown a great interest in the apprenticeship program. He has the ability to work in such a program.

Bethune High School
for High school

577-5852

8 months
Job corps
Completed
Training

APPRENTICESHIP PROGRAM
(SRC)

Date 4-29-69

NAME James O. Greason

ADDRESS 905 Garibaldi St. S.W.

Atlanta Georgia
(City State)

AGE 18 BIRTHDATE 1-2-51

TELEPHONE None (525-4152

WEIGHT 150 HEIGHT 6'0

HIGH SCHOOL ATTENDED L. J. Price

YEAR GRADUATED 9th Grade Completed 1967

OTHER EDUCATION Job corps Center

YEAR OF SCHOOL 8 months

TRADE INTERESTED IN Printing

GRADE AVERAGE good - B
(High School or Vocational School)

JOB EXPERIENCE Offset Printing
(Related or non-related)
Custodian
Brick mason Labor-
Roofer helper
Gate city furniture 1.74 hrs.

REFERENCES: Richard Byrd (Counselor)
Mr. Higgins, principal at Bethune School

{ Reviews G ED Tests at Bethune
Two months in School
B+ }

PERSONAL COMMENTS

James O. Greason is now employed at the Atlanta-Constitution and Journal.

He has the ability to learn and to work. He score 30 on the Wonderlic which was much higher than the requirements. He didn't graduate from high school but he is trying to ~~pass~~ prepare for the G.E.D. It is hopeful that he will continue to work in order to get into an apprenticeship program.

Urban League **Housing News**
Volume 1, Number 1 May, 1970
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Development Foundation to Spur Local Building

Incorporated January 8, 1970, the new organization will be the conduit for technical assistance and front money for local affiliates' development efforts. It is the outcome of a year-long study by the Housing Committee of the National Board of Directors, which included a questionnaire sent May 1969 to all 95 affiliates.

Based on the responses, the League's consultants made more detailed studies of programs in some 30 cities where affiliates responded to the questionnaire. The studies showed need for both technical advice and assistance and, in most cases, some source of short-term, low-interest funds for processing, design, legal fees, site options, and similar early outlays.

The Foundation's first order of business is now to select one or two pilot cities from among the most active, to launch demonstration programs. In the meantime, an initial two-year capitalization of $2 million is being sought from foundations and industry. The sum will go into a revolving seed-money fund for advances to League-sponsored projects. This should make possible immediate start of 1,800 units in a first round of projects, plus additional units in later rounds depending on cost levels achieved in the first. The sums would be recoverable from mortgage proceeds as the projects enter permanent financing, and then can be applied to new projects. Costs of technical assistance services provided by the foundation will also be recoverable from mortgage proceeds as allowable fees under FHA rules. In two years, on the projected timetable, the Foundation should be self-sustaining.

The Foundation should also be able to provide local affiliates with the back-up advice and assistance to influence local planning and land-use decisions as well, so as to avoid piecemeal answers to local housing problems that will prove unsound in the long run. It will also encourage affiliates to spark local economic development in the

(Continued on p. 4)

HSP Graduates Form National Association

Thanks mainly to the efforts of a group of Urban League participants, the Housing Specialist Program sponsored jointly by the Foundation for Cooperative Housing and Urban America Inc., has spawned a new national organization to advance professional standards in housing.

Incorporated in Washington last month by the 40 members of the fall, 1969 HSP class as they held their post-internship meeting, the organization is The National Association of Housing Specialists, and is open to all HSP grads.

President David H. Snipe, Jr., housing director of the Rochester Urban League, says the group's ultimate purpose is to develop and promote criteria for professional qualification as Housing Specialist under FHA regulations on non-

(Continued on p. 3)

A Message From Whitney Young Jr.

A newsletter on Urban League housing work at the local, regional, and national levels is another sign of the importance we all attach to the subject.

There are shifting fashions among social medicine men just as there are among ladies' wear designers. And just as the hemline can only go up, down, or sideways, so the diagnoses of our social ills, and the cures offered, tend to run the circuit around schools, jobs, and housing. In the search for social justice and equal rights, first one gets the spotlight, then another.

Now that we have been around that circuit a few times since World War II the light has begun to dawn that they are all linked together. And after trying one approach after another it gets clearer and clearer that whether we are talking about education, health, welfare,

(Continued on p. 5)

Subsidize Land, Not Money Urban League Tells Congress

Tinkering with mortgage interest rates may increase the number of homes built in the U.S. in the next year or so, but probably won't help the families — poor and minority-group city dwellers — who need better housing most. So Glenn Claytor, National Urban League Housing Director told the House Banking and Currency (Patman) Committee in a statement filed for its Emergency Hearings on Mortgage Finance in Washington last month.

Although not the first time the National Urban League has placed its views on housing before a Congressional hearing, the statement was the first ever to be made for the League by a professional housing staff member.

Acknowledging that both the supply of money and the cost of borrowing it for mortgages were important influences on overall housing production, and that the bills before Congress seemed likely to attack these problems adequately, Mr. Claytor told the committee that the League had grave doubts about the effectiveness of any of them for poor families. One bill (HR 13694) would provide more mortgage money, at a cheaper price, for middle-income Americans.

"If this is true," he said, "the legislation would only help those who can at least afford the cost of present housing. We register this concern because it is difficult to see how HR 13694 can be made to operate in behalf of millions of Americans who cannot afford the price tag of current housing construction."

A second bill (HR 14639) would supply cheaper mortgage money for development of housing units for low and moderate income families. But this only continues present programs of interest subsidy, he noted. "We have serious doubt as to whether this type of subsidy ever reaches low-income families. It can be argued that the interest subsidy approach only subsidizes the mortgage industry."

"We feel that another fundamental problem affecting housing must also be considered," he said. "The problem of land." According to the National Assn. of Home Builders, he said, land now represents 21 per cent of the total cost of housing construction*, and is a commodity that inflates (mostly due to speculation) at 15 per cent per year.

"We are presently locked in a speculative system which contributes a non-valid, added cost to land which then becomes a part of the cost of housing," Mr. Claytor said. "It is clear that we should now consider a national land-use policy. Such a policy should begin to balance the equities between public and private needs for land. The speculative system . . . is at one end of the spectrum of choices, and complete governmental control of land is at the other extreme. Neither system is wholly desirable. Nor is our present system."

Citing expropriation of land from the Indians, land grants and sales to homesteaders and railroads, and large Federal land holdings for public purposes as precedents for massive intervention in land allocation, use, and ownership, Mr. Claytor concluded:

"We see a need for a Federal agency which can effect an innovative land policy, an agency capable of purchasing large acreage of land across the nation and mandated to plan for an orderly growth of communities — new and existing — for both residential and industrial needs. The results would be a rationalized system which could eliminate local provincialism and begin the very serious business of planning for a population of over 300 million Americans in the year 2000."

The hearings were called in reaction to a report of the House-established Commission on Mortgage Interest Rates, which recommended raising the ceiling on FHA insured mortgage interest rates. Testimony, taken from civil rights groups and all segments of the housing industry, is expected to result in a report of the Committee shortly. Among advice received from other sources:

- From bankers and government economic advisors: stem inflation and improve flexibility and liquidity of mortgage instruments;
- From mayors (Lindsay of New York, Daley of Chicago, D'Alesandro of Baltimore): more subsidy to cities, especially direct payments geared to each city's output of low-rent housing (and, presumably, invasion of the real estate tax base thereby).

Among sobering statistics bandied about: to meet the nation's goal of 26 million new housing units by 1980, approximately $10 billion in new financing will be needed. Even if total private savings in the decade should be enough to meet this need, <u>and</u> business capital needs, <u>and</u> the Federal deficit (which they most certainly will not be), there is no assurance housing will get the <u>share</u> it needs: about 30% of the total pie, vs about 20% in the years 1966-69, and about the same as in the early 1960s.

*Other components: labor, 18 per cent; materials, 38 per cent; builders' cost and profit, 23 per cent. All according to NAHB Economist Michael Sumichrast in testimony before the Joint Economic Committee of Congress.

Seattle, Cleveland OE Grants Renewed

The Ford Foundation announced recently that it has renewed grants to the Urban Leagues of Seattle and Cleveland for their Operation Equality programs.

Seattle received $282,000 to expand staff and cover rising costs for the next three years. The Foundation cited its accomplishment as the first sponsor in the nation to rehabilitate dwellings under FHA Sec. 235 (J) providing 30 families, many on welfare, with three-, four-, and five-bedroom homes at an average cost of $13,750, and having some 30 more units in various stages of renovation. The Seattle affiliate's housing corporation aims to build 10,000 units in the next five years.

Seattle's program was launched with a $136,000 share of the original OE funds.

Cleveland, which has focused on eliminating discrimination through business support, community education, and court action, received $180,000 for staff salaries and administrative expenses over the next two years. The grant is supplemented by funds from the Greater Cleveland Associated Foundation and industry groups.

Cleveland's program received $177,000 of the initial OE funds over three years.

Multiple Milestones are represented by the garden apartments pictured above under construction in Gary, Indiana. They are part of the Oak Knoll Terrace development which has been co-sponsored by the Urban League of Gary and U.S. Steel Corp. When completed they will be owned and operated as a nonprofit rental development by the Gary League, under FHA Sec. 221d (3) financing. They are among the first new construction to be owned and managed by an Urban League affiliate. They also were hailed at groundbreaking by HUD Secretary Romney as illustrating the kind of mass-production efficiency operation his agency seeks through combining new technology and liberalized local codes and zoning. The units are built of modular components manufactured by U.S. Steel Homes Division in New Albany, Indiana, and shipped to the site for assembly.
Ultimately planned for 550 apartments in 96 buildings on a 44-acre site purchased from the Gary School Board, Oak Knoll Terrace offers apartments with from one to four bedrooms, at rentals ranging from $111 to $172 per month. Feasibility of the project was established by a study underwritten by U.S. Steel.

HSP Graduates. . . .
(Continued from p. 1)
profit sponsored low and moderate-income housing. It will operate a professional information clearinghouse for members, and plans a newsletter, problem-oriented educational meetings, and an annual national convention.

Directors, continued in office until the next annual meeting, include in addition to President Snipe four other Urban Leaguers: Clayton Pitre of Seattle, Rose Drake of Cleveland, Duane Milam of St. Louis, Jess Abrams of Oklahoma City. Other directors, all supported on Ford Foundation fellowships to the program and working in other housing agencies, are Barbara Kent of Washington, D.C., C. Peter Behringer of Detroit, Oscar Mello of Eagle Pass, Tex., and E. Pat Larkin of Fort Lauderdale, Fla.

The Housing Specialist Program was organized with Ford Foundation support in response to an urgent need for trained specialists in low- and moderate-income housing development and management to advise nonprofit sponsors being drawn into the field by opportunities created under the 1968 Housing Act. It combines a seven-week intensive seminar in Washington, led by government officials and private housing consultants, with a four-month on-the-job training stint. The seminar covers such matters as the role of housing in the community, site selection, project design, codes and zoning, financing and organizing housing companies, processing papers for various federal housing aid programs, developing community facilities, and rental, management and maintenance of completed projects.

Field training in using these skills is with established organizations involved in developing, marketing, managing low and moderate income housing — sales, rental, and/or cooperative.

Urban League participants are sponsored jointly by the National office, which pays their tuition, and their home town League affiliate, which pays their salaries. To date, including those now in the program, 20 League housing workers have entered the program, and returned to their local offices — often to assume new and larger responsibilities.

From the Field:

235/237: Potent Formula for Housing Service Impact

Experience in several cities suggests that FHA Sec. 237 credit counseling and promoting FHA Sec. 235 home ownership subsidies, either singly or in combination, are two effective ways for local Leagues to expand or start housing services with maximum impact. The reason: they involve minimum need for specialized housing know-how, and offer comparatively quick results for limited staff resources. Each is a direct, short-range intervention in local housing picture rather than long-range involvement in planning or development, but can be a bridge to these as well. Among notable programs to date:

Sec. 237 in St. Louis: The St. Louis Urban League Operation Equality office was approved by the Dept. of Housing and Urban Development as a Sec. 237 counseling agency last October. Approved agencies are empowered (but not paid) to help low-income families rejected for an FHA insured mortgage to gain reconsideration and approval after intensive individual financial review and advice aimed at enabling them to meet their mortgage obligations.

Through January, of 99 cases referred to the St. Louis League by banks and mortgage companies, 60 had been certified as eligible for approval by FHA. Says Mrs. Carrie E. S. Bash, housing director: "Often a family has an emergency situation, such as illness, which caused poor credit. This is less difficult to certify than situations of repeated credit problems. Families in these circumstances need additional counseling for debt management."

Among items which may be worked on in continued counseling (49 families to date) are budgeting, the importance of timely payments, part-time work opportunities. Local mortgage leaders credit the program with playing an essential role in housing families for whom the St. Louis rental market offers no accommodations (e.g., extra-large families).

In addition to a well-structured proce-

dure for processing cases and providing counselling, the St. Louis office has developed a particularly useful credit counseling report form. It presents, in easily-read tabular form, the relevant caseload information by week within the month, and cumulative totals to date. For information about either write to Mrs. Bash, OE, 4710 Delmar Boulevard, St. Louis, Mo. 63108.

Affiliates interested in Sec. 237 counseling but aware of another agency already FHA-approved and active in the field in their locality, may find the experience of **Pittsburgh's** League of interest. There FHA refused approval on grounds ACTION-Housing Inc. was already providing the service. Contact with ACTION-Housing showed, however, that they were overloaded and would welcome sharing the load. As a result of communications from ACTION-Housing, FHA Washington headquarters was persuaded to overrule local officials and approve Pittsburgh's Operation Equality for Sec. 237.

In addition to St. Louis and Pittsburgh, Urban Leagues in **Seattle** and **Philadelphia** are active in Sec. 237 counseling, and **New York** will be soon. Nationally, Urban League affiliates are now responsible for fully one-sixth of all Sec. 237 certifications, and the number is growing.

Sec. 235 in Philadelphia: With two housing counselors, the Philadelphia Urban League Housing Information Center has chosen this program—which makes home ownership possible for poor families through government subsidy of their mortgage payments — as a major activity. Begun shortly after passage of the 1968 Housing Act the program has involved an aggressive program of public information through posters and brochures, civic club speeches, radio and television spots, direct contact with brokers, bankers, and mortgage lenders. As a result it has drawn as high as 300 inquiries per week. One result of the demand thus stimulated, plus the League's intensive broker-contact effort: Several Philadelphia brokers now feature willingness to sell under Sec. 235 in their newspaper ads. "Last year no such ads ever appeared in the papers and for the most part brokers had to be prodded into using the program," says Mrs. Shirley Dennis, the Philadelphia League's housing director.

Despite a record of some 500 families placed in homes through the program, there are serious problems yet to be overcome:

- Although fully half of those who call or come in to ask about the program qualify on the basis of income, only half of them can actually apply. The others (mainly welfare cases) do not have the $200 minimum down payment required. (A problem which Essex County New Jersey has licked—see below.) Of the applicants about one in five falls by the wayside because of broker or seller resistance or lender rejection (such cases are now the target of Philadelphia's 237 program). Broker resistance is often on principle ("I made it without help so why can't they . . .") as well as on ignorance of the program or reluctance to work for a relatively small fee. Sellers often refuse because they must, under the law, pay half of closing costs — and think they are losing money even though the FHA appraisal that sets the sale price allows for this. "We are now asking HUD to separate settlement costs and the sale price," says Mrs. Dennis.

In New Jersey, Sec. 235 applicants who are on welfare may receive $250 toward down payment and closing fees from the welfare department under a $30,000 grant from the New Jersey Housing Finance Agency. The Urban League of Essex County, now seeking to help nonwelfare families as well, has set up a loan program for them which they hope will help between ten and twenty families acquire homes this year.

Foundation. . . .

(Continued from p. 1)

Black community by using minority contractors and seeking to relate housing and employment resources.

National staff and officers hope that recruitment of an executive and election of permanent trustees can be completed, along with the initial funding, in the next few months. Developments will be reported in these columns as they occur.

Among the consultants' findings that led to the Foundation's creation were:

- Few affiliates have staff capacity to direct a housing production program at this time;
- But several have staff able to work jointly with a professional development team;
- In addition to serving local needs directly, housing development programs may offer affiliates a measure of independence from local funding sources.
- Local capacity falls into four major categories:

1) active, on-going housing development program with well trained staff and little need of Foundation support;

2) geared up for large-scale production, are already establishing or have a housing development corporation, but need substantial support and a tie-in with a private developer;

3) well enough organized and active, but probably able to handle only a smaller number of units — say, about 50 houses or apartments;

4) a few years from capacity for working with a development program, best able to benefit from staff training help and development of a local strategy and structure.

- For most affiliates, a "joint venture" arrangement with a commercial developer (and perhaps with the Foundation as a third co-venturer) seems the best arrangement for the first efforts so as to combine League commitment with expert know-how.

A Growing Program and a Growing Commitment

The National Urban League Housing Development Foundation (see story, P. 1) is only one harbinger of a new, vital emphasis in the League's national program. Others include the appointment of a new Housing Director and staff in the National Office, and the first housing professional in a Regional Office, participation in housing specialist training for local programs, and even the initiation of this publication.

All add up to a quickening tempo in a program activity that has become really potent only within the past four years.

Prior to 1966, there were a few local affiliates with special budgets for housing activities; most confined their concern to fair housing or watchdog roles on local urban renewal and housing enforcement programs.

In that year, however, the National

(Continued on p. 5)

Operation Equality Research Reports Available for Six Cities

They are: Cleveland, Miami, Philadelphia, Pittsburgh, Rochester, Seattle.

Each contains a rich store of detail and analysis of local experience. Overall, however, a pattern emerges:

- In general, the most mobile clients are young, blue collar workers. Both husband and wife work. While the husband might take a suburban factory job, the wife tends to be tied to a center city job, with resulting babysitting requirements unless the husband's suburban job pays well enough to maintain an adequate living standard without the wife's contribution.
- Eighty-five per cent of clients want to live in stable, substantially mixed communities, say half black — not integrated in proportion to black population of the urban area. About 12 per cent of clients want housing in predominantly black communities. Only 3 per cent seek to be "pioneers" in all white communities.

The reports may be obtained by writing to Tom Gale, Director, Operation Equality, National Urban League, 55 East 52nd Street, New York, N.Y. 10022.

Growing Program. . . .

(Continued from p. 4)

Urban League received a $1.5 million grant from the Ford Foundation for Operation Equality, which funded programs — with professional staff — in twelve cities through 1970 (two received direct renewals from Ford last month; see story, p. 2).

The matching provisions of the Ford grant, which required an average input of $1 local for every $2 Ford (but actually varied from 1:1 to 1:6 depending on local conditions) encouraged local commitment of resources.

A further impetus was given by provisions of the Housing Act of 1968 which promised funds for nonprofit sponsors.

As these opportunities to become involved grew, so did pressure from the clientele — as a result of dwindling supplies of new housing, deterioration of existing stocks, and failure of production to meet the most pressing needs of the worst-housed segments of the population.

By contrast with pre-1969, about a third of local Leagues have housing programs, and among these, the Regional offices, and the National Office, there are about 70 professionals.

Most affiliates with housing programs have one or two-man professional staffs, but some have as many as a dozen. Their services include counseling clients on housing rights and opportunities; advising on housing finance and credit (the Urban League collectively is one of the nation's largest contractors under FHA Sec. 237 counseling, accounting fully for one-sixth of the cases); organizing tenants to campaign for rights and protest substandard conditions to landlords and city agencies; advocating low-income and minority housing needs to local authorities; providing guidance for fair housing volunteers; and pursuing various strategies to increase the supply of low rent housing in both the center city and the suburbs, in ways that are consonant with some long-range planning.

Housing in the Urban League, like housing in America generally, suffers from a dearth of hard statistical data, however, and the fact that a full two-thirds of local affiliates did not, for example, reply to the consultants' questionnaire last May hints that there may be as yet unknown activities among them, and certainly untapped potential for activity.

For now, it is possible to say that most local programs have developed at first in response to specific needs of the local clientele. As these programs grew, however, they began to develop capacity for taking initiative and choosing directions beyond immediate needs.

Some local programs now show deployment of resources and strategies of action that go to long-range goals. Case profiles of some of the best of these, in both large and small-city settings, will be offered in upcoming issues of this paper. Emphasis will be on ideas and methods that seem most borrowable.

News of local activities in any affiliates, whether part of a major program or not, will be welcome and noted to the best of our ability, within space limits.

Whitney Young, Jr. . . .

(Continued from p. 1)

employment, or any other element of community stability, the central factor— the key — is housing.

And this means more than the quality of housing — although that is very important. It is also where the housing is, because that affects school patterns and job access.

We are in a period where we hear the Federal government calling for greater housing effort, but cutting back 75 per cent on public contracts and tightening the money market for private building. We see the white noose of the suburbs strung around the central cities that are getting blacker and poorer all the time — all aided and abetted by FHA's insistence on homogeneous neighborhoods, and by the way the Federal government subsidizes 90 per cent of the cost of highways that let suburbanites commute more easily, but doesn't subsidize mass transit for city dwellers.

Now we are seeing businesses moving to the suburbs in larger numbers, and taking jobs with them.

All of these things mean we have to take strong positions on where new housing should be, what kind of government aid it should have, how it and all the other elements of community development in and out of the city should fit together. It means aggressive, coordinated action among workers in economic development, community planning, social services, and education as well as housing. And finally it means the Urban League taking the initiative in building and managing housing, not just monitoring what others do, or urging them on to greater effort.

So for all these purposes — school desegregation, economic integration, community stability, and rights and opportunities generally, we are placing greater emphasis on housing in our attention, in our effort, and in staffing.

We are particularly interested in raising the professional competence of our work in housing. We hope this newsletter will help in that direction. More important, the overall effort can be much more effective if there is a constant and free flow of information and ideas among the local, regional, and national components of the Urban League movement. Here is one medium for that purpose. We hope that you will find it useful and will contribute ideas and information for its columns.

It takes a sharp lens and a fast shutter to catch at rest the two men pictured above. As the National Urban League's central housing staff they tend to behave more like jet missiles than desk-bound bureaucrats.

At left is Glenn Claytor, Housing Director, and at center is Tom Gale, Director of Operation Equality. With them is Mrs. Betti S. Whaley, Program Director of the National Urban League, who is responsible for developing and evaluating programs which emanate from the national office, and seeing that program advice is supplied to affiliates. An urban leaguer for 12 years, she was instrumental in launching Operation Equality.

Among local Leagues, Messrs. Claytor and Gale are working to help develop strategies for advancing low income housing in their areas. This includes reviewing local resources, advising on use and availability of local and national programs, and national funding sources, and translating the experience of other Leagues to local terms. They are also advising on how to coordinate housing programs with others in the fields of economic development, welfare, tenants rights, family service, and so on. Nationally they aim at developing coalition strength with other groups in the civil rights field, developing and maintaining liaison with specific parts of the Federal government concerned with rights and housing — HUD's equal opportunity section, the Fair Housing Section of the Justice Department, the Research Department of the Civil Rights Commission, and Equal Opportunities section of the VA housing division, for example.

Glenn Claytor, who was appointed to his current post in November, comes to the National Urban League from Rochester, where he was the Urban League housing director. He is 33, a native of Washington, D.C. and attended the University of Rochester (B.S. '63) and the Brooklyn Law School ('LIB '67). He has been a member of the New York State Bar since 1969 and in addition to his Urban League duties maintains a small private law practice and housing consultancy.

Tom Gale, 37, a native of New Mexico, was raised in California, Oregon and Texas and attended Massachusetts Institute of Technology (B.S. '58). He has been a planner for the Tennessee State Planning Commission, Puget Sound Regional Transportation Commission, and after three years as an urban planning consultant in New York, during 1969 was Research Director of Operation equality before his current assignment as director.

Urban League **HousingNews**

Urban League Housing News
Published by
The National Urban League
Whitney Young, Jr., Executive Director
Mrs. Betti S. Whaley, Program Director
Housing Division
Glenn E. Claytor, Housing Director
Thomas Gale, Director, Operation Equality
Contributions of photographs and material about housing matters of interest to professional and lay housing workers of the Urban League are welcomed. Unused material will be returned. Communications should be addressed to: **Housing News,** 55 East 52nd Street, New York City, New York 10022.

The National Urban League
Housing Division
55 East 52d Street
New York, New York 10022

Urban League **Housing News**
Volume 1, Number 2 June, 1970
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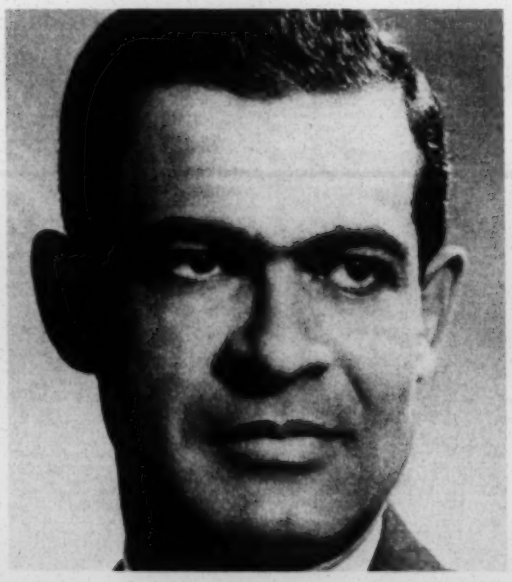
Housing Committee Launches National Abandonment Study

New York City runs an annual net deficit of units lost from the housing inventory and unreplaced by new ones of approximately 21,000 homes and apartments. The reasons for this loss are not mainly fire, storm, bulldozer or other forms of natural or unnatural disaster. The main cause is landlords simply locking their doors and walking away from their buildings. Fully two-thirds of the 135,000 units lost each year (vs. 114,000 added) are lost by such abandonment. Sometimes a landlord does not bother to lock the door; he walks away while

(Continued on page 5)



Housing Committee's Acting Chairman, Henry G. Parks, Jr.

House Hears League on 1970 Housing Act

The National Housing Act should be written for the people whose needs it purports to meet, not for the builders, lenders, and other dominant interests in the housing industry, the National Urban League told the lawmakers.

Stressing the League's experience and concern as an agency primarily concerned with delivering benefits of the Act to its intended beneficiaries, Housing Director Glenn A. Claytor presented the League's views on the Administration's proposed 1970 Housing Act. He told the Housing Subcommittee of the House Banking and Currency Committee that four items were of prime interest to the League:

- Immediate and in-depth attention to the need for a national land use policy. This would allocate land in accordance with national growth patterns, prevent speculative land price inflation, and insure that entry of poor center-city residents to suburban areas where industry is beginning to move will be accompanied by adequate planning for community resources.

Mr. Claytor told the Committee that an Administration proposal to override local zoning ordinances which arbitrarily exclude federally-assisted housing might be a worse cure than the disease it is designed to stem. He predicted it would result only in token amounts of low-income housing for factory workers, without adequate planning for schools, and other necessary supporting facilities. He repeated last winter's plea before the full Committee for a national land agency (HOUSING NEWS, May '70).

- Greater flexibility in programs to encourage home ownership for low in-

(Continued on page 4)

OE Review Stresses Variety

Ghetto housing programs that begin limited but effective may have a much better chance of long-run success and growth than ones that try to offer a comprehensive array of services but deliver none of them well. The reason: credibility is vital in building and keeping clientele, and new services can always be added.

That seemed the main lesson offered by Operation Equality directors at an all-day round table held by National Office staff to review experience thus far. Another message: the enormous diversity of possible responses to ghetto housing needs adopted by different programs.

Discussion revealed a clear split in the way individual programs responded to reality as they found it. Begun under the original Ford Foundation grant to aid ghetto residents in finding decent, integrated housing in the suburbs, all quickly discovered their assignment could not be that neat — or limited. The incoming client group was

(Continued on page 6)

Rochester Scatters Sites, Cuts Red Tape

Two trial programs underway in the upstate New York city offer promise of expanding the housing supply for low income families without many of the agonies of official processing. They place a large part of the initiative and direction of the programs in the hands of the sponsoring agency, the Urban League of Rochester, and may yield substantial savings in time and money.

One program involves the selection and acquisition of scattered vacant lots on which prefabricated modular homes are then erected, to be sold upon completion to the Rochester (Public) Housing Authority. The lots are selected by the League, and so are prefab contractors and the families to occupy the homes. Agent for the transactions involved is the Metropolitan Rochester Foundation.

The first home to be erected under the program has just been completed — a three bedroom ranch which is expected to sell to the RHA at about $19,000 if HUD approves. This compares with a per-unit top cost limit of $21,000 under Federal public housing construction regulations for a high-cost area such as Rochester.

The home is located in what David Snipe, housing director for the Rochester UL calls "non-traditional" — which means non-ghetto — and moderate-income. "We are," he points out, "talking integration too, after all." A second lot has been acquired next door, and the League plans to begin another home there soon. Snipe says the homes may also be made available for purchase by low-income families under FHA Sec. 235, since the cost limits are beneath the maximum for that program too. Just how useful the program will be in speeding and spreading public housing depends on HUD at this stage, says Snipe. "We won't know whether the costs are actually economic or not until we know what HUD will approve as a price for public housing purchase."

Rochester's second program involves private, conventionally financed home rehabilitation for rental. Local limited partners put up equity and front money, while the Rochester UL acts as general partner, managing the property, selecting tenants, collecting rents, and so on.

The first job of this kind has just been completed as well, says Snipe, and "so far it looks good." The limited partners, two Rochester businessmen, each put up $1,500 for downpayment and closing costs on an $11,000 dwelling. After renovation (with interim financing from Central Trust Co., a Rochester bank), a permanent mortgage of $8,348 was obtained from a local bank at market interest rates — currently 7½ per cent. The tenant is a welfare mother with eight children, whose rent of $155 a month is paid by the welfare agency. It should, says Snipe, yield enough to cover the carrying charges, taxes, repairs, and leave some profit at the end of a year's time. The Rochester UL is now looking for additional homes to treat similarly. One source of prospects: banks which have repossessed dwellings in mixed neighborhoods have approached the UL to take them over. Snipe says that under this program too, the idea of using FHA Sec. 235 to enable some families to buy their homes is contemplated.

Tulsa UL Hosts Sec 237 Parley

A pattern that might be useful in other states was tried out by the Tulsa and Oklahoma City Urban Leagues recently. The session brought Mrs. Carrie Bash, St. Louis UL housing director, to Tulsa as consultant for a discussion of the concept and applications of the program, and a form-by-form run-through of the FHA paperwork which it requires. Participants included staff of the Tulsa and Oklahoma City leagues, the Oklahoma City FHA insuring office, and Tulsa urban renewal, community design, building and real estate interests. Bruce Gruber, Assistant NUL Southern Regional Director (Housing) took part as well.

Specialist Course Comes to New York

The National Urban League has joined the Foundation for Cooperative Housing and the National Urban Coalition in co-sponsoring the Housing Specialist Program, the nation's most successful school for housing professionals (HOUSING NEWS, May, 1970). In its first two years, HSP has trained more than 100 interns from 25 states in a six-month course which combines seven weeks of class work with a four-month on-job training.

The shift from Washington, D.C. to New York for the Summer 1970 session, HSP's fourth, reflects new interest in emphasizing community and social aspects of housing. It also signals the League's decision to continue supporting HSP rather than initiate its own training program.

The change in location was arranged with the assistance of NUL's housing consultants, Trans-Urban East Inc. and the curriculum was overhauled by NUL staff and the consultants in collaboration with HSP staff.

While major emphasis still remains on mastering technicalities of government housing aid programs, with at least half of the 200 seminar hours devoted to them, time devoted to social issues in housing has been doubled to 25 hours. The balance goes to learning about the economic, technological, and other aspects of housing planning, design, construction, sales, and management. Even here, however, there will be a stronger slant toward the social. For example, discussions of architecture and planning will include professionals in these fields who make a specialty of working — often as volunteers — with grass-roots organizations rather than official agencies or commercial developers.

An SRO class of 40 interns sponsored by government and voluntary agencies, developers, or themselves, (tuition: $700) is enrolled. Among the group will be nine more sponsored by the National Urban League and their local-affiliate employers, bringing the total of League personnel served by the program to 30.

Active Committee Sparks Housing Work

The direction and force of the Urban League's new thrust in housing is largely the result of broad knowledge and concern in housing and community affairs brought by thirty men and women from across the nation to their service as members of the Housing Committee of the National Board of Directors. As an advisory subcommittee of the Board, they have been instrumental in gaining for housing its present high priority within the overall program framework. As the program's monitors they have concerned themselves with matters ranging from broad policy considerations to the institution of this publication, and in so doing have endowed the program with many of its most important components. Among the most recent: participation in a national study of housing abandonment in center cities (see story P. 1).

Such activity is of relatively recent vintage. Always a subcommittee of the national Board, the Housing Committee was for many years essentially a paper committee, acting for the most part to ratify such initiatives in housing as the program staff might take. Then, three years ago, largely through the efforts of then Board Member Henry G. Parks Jr., the committee's chairman, its role became more active. Last November it was enlarged to include a substantial number of non-Board members with special qualifications to assist in shaping and conducting an aggressive housing program. Among those added are people experienced in designing, building, financing, selling, and managing housing for the inner city, and others skilled in the social and political processes required to advance production of such housing. The membership also reflects a League policy of including professional field staff representation from all Urban League geographic regions.

Since its reconstitution in membership and function the Committee has, among other matters:

- Developed the concept of the NUL Development Foundation (HOUSING NEWS, May 1970), secured Board approval to establish it as a separate corporation, reviewed and guided development of the Foundation's prospectus, established the goal of 1,800 units for its first year of operation and investigated ways of financing it. The committee also set the criteria for Foundation products: good housing for all, not just cheap housing for the poor; choice and mobility for low-income families; housing that will be saleable in any community.
- Approved National Urban League participation in the Foundation for Cooperative Housing-Urban Coalition training program for Housing Specialists, which will be conducted in New York City for the first time during the Summer, 1970 session (see story, P. 2) under League sponsorship.
- Authorized and guided staff in negotiating National Urban League participation in HUD's Operation Breakthrough; co-sponsor of Breakthrough proposals with three of the 22 winning competitors, the League anticipates active participation with a number of the others.
- Authorized National Urban League support for OEO-funded Housing Development Corp. of Washington, D.C. at a time when it faced possible funding cut-off. The threat was removed.
- Provides ongoing benefit of its collective knowledge, judgment, interest and support in the formulation of policy positions on National Urban League activities in housing and urban development.

Mr. Parks, president of H. G. Parks, Inc. of Baltimore, rotated from the Board according to its bylaws which limit membership to two successive three year terms, is currently leading the committee as Acting Chairman.

Other members are:

Louis E. Martin, Chairman
Editor, Sengstacke Publications
Chicago, Illinois

*Lonnie Adkins
Adkins-Jackels, Architects
St. Paul, Minn.

Harold K. Bell
School of Architecture
Columbia University, New York, N.Y.

*Chester Burger
Chester Burger & Co., New York, N.Y.

Max Bond
Bond & Ryder Assocs., Architects
New York, N. Y.

Dr. Alfred T. Cardwell, President
Holding Corporation for Gary
Urban League Housing Operations
Gary, Indiana

William E. Drake
Assistant Director — Housing, Health, Welfare
NUL Midwestern Office, St. Louis, Mo.

Milton K. Cummings
President and Chairman
Brown Engineering Co., Inc., Huntsville, Ala.

John Evans
AFL-CIO, Washington, D.C.

Sepp Firnkas
Sepp Firnkas Engineers, Inc., Boston, Mass.

Mrs. Hortense Gabel
Center for Community Change
New York, N. Y.

*A. G. Gaston, Sr.
Birmingham, Ala.

Edward Grafton, President
Greater Miami Urban League
Miami, Fla.

Bruce Gruber
Assistant Director, Housing
NUL Southern Office, Atlanta, Ga.

David H. Guren, Director
Seattle Operation Equality, Seattle, Wash.

*John A. Gronouski, Dean
Lyndon B. Johnson School of Public Affairs
University of Texas System, Washington, D.C.

Mrs. Franziska P. Hosken
Lexington, Mass.

Paul Jennings, President
Internation Union of Electrical, Radio, and
Machine Workers, Washington, D.C.

*James R. Kennedy, Vice President
Celanese Corp., New York, N.Y.

Floyd J. McCree, City Commissioner
Flint, Mich.

John Mack, Executive Director
Los Angeles UL, Los Angeles, Calif.

Herbert Mandel, Architect
New York, N. Y.

Rev. Channing E. Phillips, President
Housing Development Corp., Washington, D.C.

Walter Russell, Vice President
Arthur Rubloff & Co., Chicago, Ill.

Leslie N. Shaw, Vice President
Great Western Financial Corp.
Beverly Hills, Calif.

O'Mallory Walker
Walker & Dunlop, Inc., Washington, D.C.

Jack E. Wood, Jr.
National Committee Against Discrimination
in Housing, New York, N.Y.

Arthur Rosfeld, Vice President
Sterling Homex, Inc., Washington, D.C.

*National Urban League Board Member

Philadelphia Moves to Stem Abandonment

Even before the returns are in on abandonment as a national problem (See story, P. 1) Philadelphia officials and community leaders feel they know enough to consider it a grave threat to the local housing stock. And one of the most promising strategies to meet the problem has been developed by the Urban League of Philadelphia, as a part of its overall housing program.

Paradoxically, the strategy is based on a two-year old state law that is designed to put slumlords on the spot, by permitting tenants in buildings that violate local health/safety ordinances to withhold their rents until the violations are removed. The rents go into an escrow account maintained by a neutral third party, and if the landlord fails to meet his obligations within six months the rents go to the tenant.

"The thing is," says Mrs. Shirley Dennis, the Philadelphia league's housing director, "that when you take a closer look it's often not an unfeeling landlord, but just a poor one, old and ailing in addition, simply unable to do the job that's needed. Often when a building is declared unfit as far as the landlord is concerned that's the end of the matter. He gives up entirely." So the League tries to help both landlords and tenants.

One sign the approach is working: When the League started its escrow program only some 30 per cent of cases were closed through landlord compliance. Now about 50 per cent are. And the League is at work on a scheme to improve the ratio further: by persuading the city to provide funds to landlords who lack capital to make repairs. "The City is desperate for some solution to the problem of vacated buildings," says Mrs. Dennis.

Policy guidance for the escrow program is provided by a subcommittee of the Philadelphia Urban League's housing committee. It includes representatives of both real estate and community interests — people who, as Mrs. Dennis notes, "you might expect to find on opposite sides of the table, but whom we've been able to pull together in a common concern for decent housing."

The American Arbitration Association, which operates a community dispute-settling center for low-income neighborhoods in Philadelphia, is providing free arbitration services for landlords and tenants who agree to settle their differences over maintenance out of court. Community Legal Services of Philadelphia provides free counsel for tenants who must go to court. And a local law firm is providing counsel to the League itself.

Escrow funds are deposited in one or the other of two Federally-insured Savings & Loan associations — one Black-operated — and draw 4½ per cent interest, which goes to help pay the costs of administering the program. The balance of the cost is funded under a community housing information service supported by the Philadelphia Urban Coalition. The funding extends to August 1, and the League is now preparing a request for a continuation, and some increase in staff.

First step in the program is a counseling session which informs the client of his rights under the rent escrow law. If he decides to invoke it, he starts paying his rent to the League, which notifies the landlord of the fact. If and when the landlord earns a certificate of compliance from the city's department of Licenses and Inspection, the League notifies the tenant, and also advises him of a right to appeal, and offers counseling on this. As the end of the six-month escrow period nears, if nothing has happened, the League reminds the client of his options — to begin another escrow period, or to move. Those who elect to move receive assistance and counseling in finding a new home. Often they are encouraged to buy if they can qualify under FHA Sec. 237 for mortgage subsidy (HOUSING NEWS, May '70).

House . . .

(Continued from page 1)

come families, so that existing housing could be used in larger amounts. Mr. Claytor told the Committee that a ceiling of 15 per cent on mortgage assistance funds that can be used to aid low income families seeking to buy existing homes was too low. He called it a step backward from the present 30 per cent ceiling. Most low-income families must shop for homes among existing housing because new construction is too expensive, he explained. Furthermore, to discourage owner-occupancy of existing homes would tend to perpetuate stratification and encourage absentee ownership and exploitation.

- Continuation and full funding of programs of family credit counseling. Under these the League and other voluntary counseling agencies have been remarkably successful in assisting low-income families with shaky credit ratings to become home owners. Mr. Claytor cited a practically nonexistent default rate (½ of 1 per cent) among counseled families. He urged that credit counseling be made an integral part of all low-income housing programs, rental and purchase. He emphasized the importance of funding the program however. The League, with seven out of 42 FHA-approved counseling contracts, and other agencies, are hard pressed to provide the expert professional services required. They have been subsidizing the program voluntarily because of its importance, but cannot indefinitely.
- Shifting the basis for determining family eligibility for housing subsidies, and the amount of the subsidies. These are now based on an arbitrary proportion of "family income." The basis should be a formula which includes a careful analysis of each individual family's finances. "At the very least," he said, "the present concept that between 20 and 25 per cent of family income should be spent for housing should be revised downward. Few better-off families devote such a large percentage of income to housing." He noted that a middle income family very likely gets a subsidy of as much as $67.50 a month in income tax credits on interest and real estate tax payments on a $30,000 home — a larger subsidy than most federal housing programs provide for poor families.

Mr. Claytor stressed throughout his testimony that this year, for the first time, the League's statement was drawn from the concerns and insights of a national network of professional housing staff people, not just concerned welfare workers and laymen. The professional component, he noted, is a symptom of a new commitment and emphasis on housing in the League's work.

Nebraska UL Housing Director Nate Goodwin surveys newly-renovated home, chats with the new owners under Sec. 235.

Omaha Program Earns $250m HUD Reservation

A home renovation program using FHA Sec. 235 financing has enabled the Urban League of Nebraska to place 30 poor Omaha families into their own homes in the past year. A presentation of the program, which operates through the Nebraska League's subsidiary non-profit Housing Foundation, highlighted the National Urban League Board's Kansas City meeting in May, and the national Housing Committee's a week later in New York. Key elements, presented by Nebraska UL Board Chairman Charles Washington and Housing Director Nate Goodwin are use of black contractors, working only in salvageable neighborhoods, and recruiting families with stable incomes.

Of the first 30 families, 27 have been on welfare, and all are black. But this, says Goodwin, is not by design. The program is available to all poor families. Typical financing structure for a family of seven in a two-story, three bedroom frame home priced at $13,800 involves a 35-year mortgage, with monthly payments of $66 — $38 principal and interest, $22 taxes, and $6 for insurance. This means an effective interest rate of only 1 per cent for the client, the mother of six whose entire income is derived from Aid to Dependent Children. The comparable FHA unassisted mortgage would call for 8½ per cent interest, with consequent carrying charges of $136 a month — $37 more for principal and interest, and $5 more for FHA insurance, waived under Sec. 235.

Under Sec. 235 interest ranges from 1 to 3 per cent depending in income.

Houses are acquired by the Housing Foundation under the program at an average price of $5,000 with typical rehabilitation cost of $6,000. Local banks provide interim financing with permanent financing from the Federal National Mortgage Assn. through Iowa Securities Co.

Home owners get extensive counseling, both in the use and care of their new home and its appliances — furnace thermostats, and so on — and in family finances. Though the Foundation does not insist, it asks the new owners to check with it before making major new purchases for the home. Careful advice, plus detailed family budgets worked with the help of Foundation family workers, improve chances for long-term success of a move. Sometimes the savings are dramatic. The lady in the case example

(Continued on page 6)

Abandonment . . .

(Continued from page 1)

his building is still occupied, and leaves the tenants to discover their plight through the inroads of vandals, and decay of the services and structure.

New York's problem is dramatic and ominous. But it is not unique. It increasingly appears that abandonment is a national problem. So the National Urban League's Housing Committee, in pursuing its newly revitalized mission (see story, P. 3) at its May meeting authorized League participation in a national study of the problem. The study will be conducted in collaboration with the Center for Community Change. It will last four months and will seek to find out just how widespread abandonment is, how much of a threat it is, and to learn its causes and possible cures.

The study will consist of two phases. In the first, existing data on abandonments — volume, location, and so on — will be obtained in a baker's dozen of Eastern and Midwestern cities where reports indicate they are a significant and growing problem.

On the basis of these data, between four and six cities will be given in-depth analytical treatment, in an effort to discern the processes through with abandonments occur and their likely causes. The main technique will be to interview knowledgable individuals with a stake in the community: public officials, real estate brokers, bankers, and community leaders.

Findings are expected to shed light on the relationship between abandonment and such factors as neighborhood ethnic change and municipal housing and taxation policies, and to spot similarities or their lack among the cities.

First-round cities include Cleveland, St. Louis, Rochester, Pittsburgh, and Syracuse, where Urban League staff will make initial surveys. In Boston, Chicago, New Orleans, Erie, Pa., Denver, Baltimore, and Washington, D. C., consultants will be hired for the purpose.

By mid-June a preliminary report summarizing the status of existing data in these cities will be prepared. Sometime in September, the final report is scheduled to be complete. It will be

published in a Fall issue of The Architectural Forum.

Total cost of the study is estimated between $15,000 and $20,000, of which the National Urban League is providing $6,500. The balance is being provided by the Stern Family Foundation and the New York Foundation.

OE Review . . .
(Continued from page 1)

not only mostly low income, but often closely tied to the center city by job, social services (day care, for example), and family. Moreover, the supply of housing in target suburbs which was within the means of moderate-income families was rapidly shrinking.

One group of programs responded by becoming more selective in client intake and trying to work within the existing real estate market: encouraging cooperation between black and white brokers, developing strong legal departments to fight discrimination, helping mostly young couples with small or no children to become home owners for the first time — generally in close-in suburbs and in transition neighborhoods. This group also found themselves drawn into watchdogging municipal services in such areas, interceding with lenders, and so on.

The second group sought to serve the clients as they presented themselves, and became users of all existing government aids to improve and expand available housing for poor people. They rapidly became involved in direct action for housing production — rehabilitation and new construction — without particular regard to location. The income range of their clientele was substantially broader, as a result, and supporting social services correspondingly more important.

The split does not appear permanent. As time passes each type of program begins to look more like the other. The initial approach becomes established, new activities are begun, and services become more comprehensive. Such "cellular" growth — specific activities delivering specific benefits to specific clienteles — seems more workable than the effort to be all-embracing. "Comprehensive programming is a developmental goal, not a problem of program design," says National OE Director Tom Gale.

Following the OE meeting, specialists spent a day of candid talk about where the League is headed as a housing movement and where its housing workers are headed as individuals. Their most important recommendation: that the National Office develop housing program standards for local affiliates to aim to meet. Another: that national and local offices should encourage cross-fertilization of ideas by letting professionals take time off to act as consultants to other offices as need and the opportunity may arise. A number have already done so (eg, the Tulsa meeting noted on P. 2).

Also stressed in the talks: the interdependence of efforts. Local programs tend to wither or waver unless plugged into a national structure, and at the same time there can be no national thrust without local teamwork.

Omaha . . .
(Continued from page 5)

found that her heating bills went from $40 a month in her former drafty and substandard home to $15-20 a month in a better insulated dwelling.

The program has been successful enough so that HUD has reserved $250,000 in Fanny May funds for the Omaha area. It is not without snags, however. Iowa Securities is the only local mortgage banking outfit that will handle the program, and although it collects the authorized ½ per cent FHA processing and servicing fee, the Housing Foundation must pay for the client credit check and do virtually all the other tasks for which the fee is paid.

Urban League HousingNews

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Notes from the Field

Gary, Indiana—Gary League's milestone Oak Knoll Terrace development HOUSING NEWS, May '70) last month welcomed its first tenants. Hailed by Edwin H. Gott, chairman of U.S. Steel, the League's partner in the venture, as a "major step in Gary's urban revitalization," the 550 unit garden apartment and townhouse complex offers apartments from $111 to $172 a month under FHA Sec. 221d(3), will be owned and operated by the Gary League. Construction is of prefabricated modular steel components, by a U.S. Steel subsidiary.

Cleveland, Ohio—Operation Equality and Cleveland's largest builder-owner of apartments have agreed upon a precedent-setting policy to enforce fair housing practices in apartment rentals. Builder Carl Milstein and OE Director Joseph Battle worked out the arrangement which calls for an equal opportunity workshop for all Milstein rental employees and either disciplinary action or dismissal for those who fail to adhere to a strict fair-housing policy. The agreement covers some 47 apartment buildings in 12 suburban communities, involving some 3,200 apartments.

Columbus, Ohio—The Columbus League last month placed before the local development commission a rezoning proposal to clear the way for the city's first League-sponsored new housing development, 56 one and two-bedroom apartments.

Colorado Springs, Colo.—The Urban League of the Pikes Peak region has received a renewal and enlargement (Continued on page 6)

Name NUL Foundation Chief Executive

William A. Ross, currently in the administration of HUD's Office of Equal Opportunity, and a professional expert, with nearly 20 years' experience, in education, housing, and manpower, is the new director of the League's housing development agency.

He will take office July 27th, and will attend the National Conference before then. First order of business, says Mr. Ross, will be "to organize the functions of the foundation and get some housing started."

Although FHA Sec. 236 commitments are popular with nonprofit sponsors and there is a fairly long waiting list (some projects have taken as long as 18 months to process, and one took eight years), Mr. Ross hopes the Foundation may see some housing in the ground in six months. "We will have to move quickly if we are to reach our goal of 1,800 units in two years.

Site of the first development has not been selected, he says. "That's part of the organizing job."

A soft-spoken man who does not waste words, Mr. Ross has been interested in housing since his undergraduate years at Delaware State College, where he majored in housing construction. From 1953 to 1966 he served in Baltimore county and city schools as industrial arts teacher for nearly a decade, then as guidance counselor. In 1966-67 he was Coordinator of the Neighborhood Youth Corps' In-School Program in Baltimore.

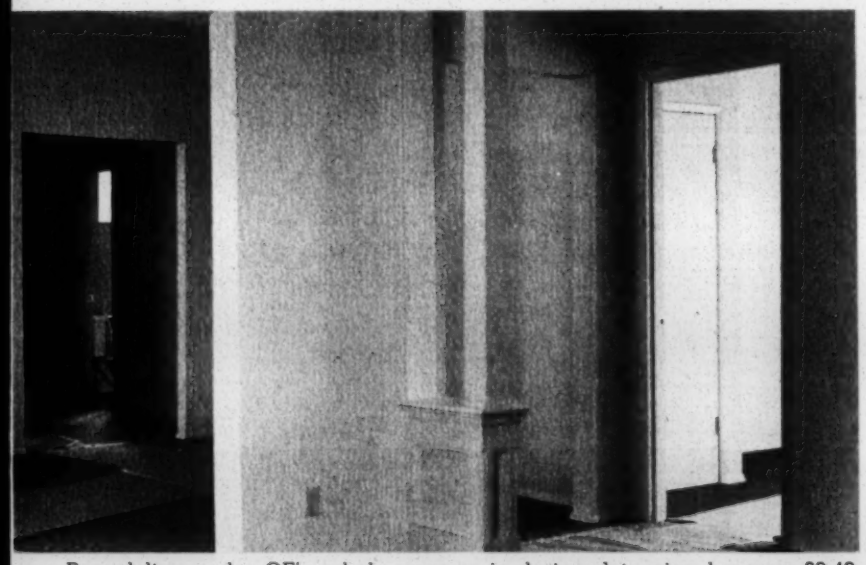
In 1961 meanwhile, Mr. Ross organized Summer Contracts Company, a vacation-time enterprise engaged in residential building and improvements. Out of this experience and his (Continued on page 6)

William A. Ross

The Urban League Housing Council, the membership organization of Urban League Housing professionals, will have its annual meeting in the Park Sheraton Hotel, Sunday, July 19, 2:30 p.m.

Mr. James Cummings of Lippman Associates will be available at the New York Hilton Hotel during the National Conference to discuss joint housing development ventures. The National Urban League housing staff has designated Lippman Associates as a cooperating agency with full-service capabilities for support of Urban League housing programs.

Quiet suburban street is in Oak Knoll Terrace, south of Seattle, where black families are able to move under Sec. 235 home ownership program promoted by Seattle OE. Homes sell for $13,950 to $21,950 including range, refrig, washer, dryer, and carpeting. Only problem: poor public transportation.



Remodeling under OE's rehab program is designed to give house a 30-40 year additional useful life. Interior treatment includes radical repartitioning, new heating and other systems, if needed, plus refinishing of existing ceilings and walls, full carpeting, in many cases.

Seattle OE Coordinator David Guren and Asst. Coordinator Carl McCray discuss next move in war on housing disadvantage in Guren's basement office at 708 Empire Way. Charts show funding sources and contributions for all program services.

Mr. A. J. Smith, who is Best Builders, Inc., has been in OE rehab program since it began, is one of its most active rehab contractors. It has, he notes, been steadier work than offered by the new homes market.

Housing Specialist Mrs. Judy Ball discusses income qualification problems with new client, who has come in because a friend was helped by Operation Equality. Although client's income appears too low to satisfy FHA home ownership requirements, Mrs. Ball questions gently to learn whether such items as babysitting payments or food stamps may not raise the gross. Counselors are focal point of client service program, receiving them from field reps and matching them to programs and counselors as appropriate.

Photos by Robert Seaver

Seattle OE: "Creative Flexibility" In Action

A vistor's first-time impression of the goings-on at 708 Empire Way in Seattle's Central District is likely to be one of barely controlled chaos. In a former three-bedroom home that has been turned into a warren of offices from basement to attic, the Seattle Urban League's Operation Equality staff conduct their business practically at each others' elbows, with no apparent pattern, and a good deal of background noise.

The impression is, however, completely superficial. Beneath the apparent informality of the setup is a closely-structured, highly integrated array of diverse activities aimed at helping the poor and minority families of the Seattle area meet their housing needs.

The program is widely regarded as the most comprehensive and successful of the Operation Equality pilot efforts. It has placed over 600 families in new or rehabilitated homes in the last three years. It serves over 1500 families with continuing counsel on home maintenance, family finances, and legal problems related to home maintenance, family finances, and legal problems related to home ownership. Last year it had more than 17,000 client contacts for these purposes.

In addition to these benefit-delivery functions, the program works steadily at pushing outward the frontiers of housing choice for poor and minority families. It seeks to develop new patterns and techniques for housing production and distribution. It was the first in the nation to make processing for FHA Sec. 221 h (now 235) subsidized home rehabilitation manageable and, therefore, workable. The method is now providing the model for a HUD-sponsored national experiment in expediting rehab projects. The program has also been instrumental in Seattle's successful proposal to become an Operation Breakthrough city, and is organizing its own nonprofit housing development corporation. It works closely with local government and a variety of agencies as well as the real estate industry on a wide range of key problems. Its function has proven so viable and vital that in its three years it has grown from an initial budget of $69,000 and a staff of six to one of $450,000 and a staff of thirty-five for fiscal 1970-71.

The program began, like the other OE experiments, in 1967 as a Ford Foundation-funded open housing effort. "But it soon became evident," says Coordinator David Guren, "that the program design was invalid. The people and the houses just didn't match."

Seattle was in the midst of an aircraft industry boom which created an acute demand for homes for low and middle income families. The housing industry just was not able to meet it nor were the volunteers who sought out listings for OE's effort. So, while OE in Seattle has consistently worked to strengthen open housing and anti-discrimination laws, and regularly investigates housing discrimination cases, it rapidly switched from the role of matchmaker and listing service to that of housing producer. Before it was a year old, the first package of five 221 houses was on the market at about $13,500 apiece. Fifty more were in the process of acquisition. Terms were $200 down and less than $100 a month for 25 years thanks to the FNMA subsidy which kept interest at three per cent. All of the houses were in integrated neighborhoods. These were the first houses rehabilitated in the U.S. under this program.

OE's strategy was not only to produce houses, however. It was to provide a concrete example that would induce other potential nonprofit sponsors to take part. This involved nothing less than turning FHA's normal operating procedures around, so as to reduce the frustrations and red tape that had kept sponsors away until then.

Beneath all the paperwork, OE found, were four critical factors: the purchase price of the house, the contractor's price for rehabilitating it, the sponsor's overhead (insurance, architect's and lawyers' fees, and so on), and the FHA sale price appraisal. If the first three add up to less than the fourth, all is well; the job is feasible. If they total more, it is not.

"The problem was that FHA, which has traditionally considered itself an insurance office, insisted on reviewing each deal after all the preparations," says Guren.

This routine might be workable with merchant builders, but it takes only a few frustrated efforts to turn off a voluntary sponsor. So OE decided to ask FHA to put its appraisal "up front" along with the other figures, and to get FHA to share its data bank on how much overhead allowances should be. Through hard work and a good relationship with the local insuring office, both were accomplished. An FHA appraiser now visits each house along with OE's production specialist and the contractor. His appraisal comes in at the same time as the rehab price, and FHA sets flat percentage rates for overhead which lets the whole job be figured in one operation. The result: "We've turned all our fair housing groups — churches, clubs, and so on — into housing production units," says Guren. All told, 12 sponsors are now in the picture along with OE, which continues to sponsor some houses.

Another result: HUD was so impressed at Seattle's success in developing volume with this processing change that it has designated pilot efforts in fifteen cities to rehabilitate 1,000 to 1,500 units — in multiple dwellings — in each of two years. One of the cities: Seattle. One of the first sponsors: Operation Equality. The job, involving 193 apartments in seven buildings, will be financed under FHA Sec. 221-d-3 at market interest, and be used for families who are receiving federal low-income rent supplements.

But getting a house for a family is only, OE quickly perceived, the first and not always the most important step. This is particularly true when home ownership is involved for a family that has never had the responsibility before. An integral part of the program is intensive counseling, both before and after occupancy. The core is financial and maintenance, but it can cover such diverse matters as interior decorating, landscaping, and family relations.

"You try to stay out of social work and stick to the financial side, but it's hard. You have to get involved," says Mrs. Dorothy Eichelberger, one of OE's three financial counselors. Financial counseling includes help in setting up a family budget, advice on buying wisely — shopping bargains, buying

in quantity, avoiding name brands in favor of quality — help in getting food stamps if qualified, and referral for advice on managing family debt. A major trap for new homeowners, Mrs. Eichelberger says, is the impulse to junk all the old household furnishings and buy a new, generally overpriced outfit on excessive financing terms. Such a plunge can destroy the financial picture that qualified the family for a home in the first place and, in many cases, contribute to a mortgage default. An interior designer herself, Mrs. Eichelberger has made a special cause of showing families how they can make do with their older furnishings and still have an attractive home. Through her efforts, members of the local chapter of the American Institute of Interior Decorators have been recruited to conduct workshops for OE clients and counsel at a one-to-one basis too. They have now undertaken to design and decorate several model homes for demonstration purposes — on budgets set by each family's own resources. Materials and furnishings to augment the family's current possessions may be obtained as contributions from vendors or individuals.

Another specialist who has added a new dimension to the program through personal initiative is Maurice "Buzzy" Benson, head maintenance counselor. "My bag is keeping people in houses," he says. In addition to workshops and individual counseling for new homeowners, he has recruited a group of volunteers from the Seattle community with a variety of home repair and building skills. They take turns manning a truck, dubbed the "Love Buggy," that is equipped with a full array of power and hand tools for most home repair jobs. Three days a week the buggy visits individual clients for training sessions. The other two it responds to distress calls. The volunteers have done jobs that range from making a set of window screens to building an addition to a home. Like the decorators, they work with contributed materials. OE has developed a receipt form that enables donors of both old and new items to show them as tax-deductible contributions. These are used by both groups of volunteers.

Pre-occupancy maintenance counseling, like financial counseling, tends to stress the "stitch in time" theme. Counselors are fond of illustrating this by telling of a lady with a plugged downspout which caused a gutter to overflow. The water splashed against a window with a loose frame and the water ran in and ruined a hardwood floor.

Such mishaps are more likely to occur among families where the head of the household is a woman. "I tell these ladies who are heads of households if they don't know how to hammer and fix they should catch themselves some cat who can," says Benson. "Then too, we try and encourage clients we've helped to help others. Not long ago the man we made screens for put a new roof on for another client. We got the shingles donated."

Group counseling seminars are held evenings and Saturdays about once a month. They tend to combine financial and maintenance matters. But attendance by those already in their homes is sparse, even though clients can also learn about decorating, gardening, sewing and home economics.

Because the kind and location of housing available at any given time varies client recruitment must be closely tailored to the available supply. This is the job of OE's field representatives whose function is important for another reason — OE finds it's easier to get white clients than black or other minority. The client mix currently is 50% white, 45% black, and 5% others, says OE's reports specialist, Mrs. Frances Riley. One reason, says Field Representative Roosevelt James, is that black clients in particular tend to mistrust government promises. They fear that their subsidies may be withdrawn, leaving them with an insupportable debt. OE has found that, for minority clients in particular, circulars, newspaper ads and other written materials are of limited use; word-of-mouth is the best medium for recruitment. James can call upon a crew of paid canvassers who carry door-to-door word of available programs for an OEO-funded community action program, or a network of contacts among major employers in the area.

Field reps also keep the public informed about OE activities, and spend a substantial amount of time speaking before and keeping in touch with community organizations and agencies.

Clients generated by field reps or who come in on their own first see an OE housing specialist, qualified to analyze their housing problem and recommend a course of action. The specialist takes a statement of family composition and income, assesses housing need, and attempts to match the client to an available program. The basic operation here is to qualify on the basis of income — both as to maximums and minimums, for FHA will reject a client who must pay too large a proportion of his income, as well as one whose income exceeds eligibility limits.

The problem is almost always on the downside, says Housing Specialist Mrs. Judy Ball. If a client cannot be qualified for a home purchase program, the specialist recommends rental possibilities (at the moment only public housing) or suggests ways income might be augmented or interpreted to increase the gross. For example, clients may not know they can count food stamps, or baby-sitting payments from ADC, as part of their income. If there appears to be a credit problem, the client is referred to a financial counselor.

Clients matched to an OE program are routinely referred to both credit and maintenance counselors who make contact as soon as possible after the closing of the deal. Financial counselors also take immediate charge of Sec. 237 clients, who for the most part are referred by realtors or other agencies after an FHA or mortgagor turndown. They tend to be making a good income, so are not usually in need or OE's other services.

The intake, analysis, delivery and followup sequence of OE's service array is backstopped at a number of points by Legal Counsel Sidney Strong and a crew of law student aides. Strong joined OE with the idea of finding and attacking legal obstacles to adequate housing for poor afmilies. Two pressure points he has discerned are credit practices and procedures for assessing the soundness of housing before a sale is made. In each, his legal reasoning is intricate and fascinating, but boils down to the hope of developing a body of precedent that will enable exploited clients to seek damages for their treatment. "Then law firms will be just as ready

(Continued on page 5)

Seattle . . .

(Continued from page 4)

to handle these cases as they are negligence cases today," he says. The point is another example of how OE tries to develop approaches that others will be encouraged to pick up and carry on.

Like other staff members, Strong has found ways of multiplying himself through use of outside resources. He has law students from the University of Washington working for him under both Federal Work-Study provisions of the Higher Education Act, and under a program sponsored by the National Civil Rights Legal Research Council.

Combinations and permutations of the OE structure with other complementary activities and agencies are basic to the program's "second strategy" — which is not just to find ways to make the present systems of housing delivery work better, but to change them more profoundly. In effect, the strategy is to create new systems. OE's involvement in Model Cities, Operation Breakthrough, the Central Puget Sound Housing Development, all express this thrust. For, as Coordinator Guren puts it, "If we were only a delivery program it would be death and disaster because the present system is so inadequate we could not hope to meet the need."

"There are plenty of others to deliver the benefits if we can push for the changes that will make them available. I would much rather have thousands buy their own homes through realtors than have hundreds buy them from us. Then why do we reinvent the realtors' profession? Or any other role in the housing field? The answer is simple: so we can change it."

Guren cites as an example the very low default rate among clients screened, placed, and counseled by OE under the Sec. 235 program, compared with a very high one among those families who were sold homes under Sec. 235 by realtors. A substantial portion of OE's remedial counseling and legal work arises from efforts to gain redress for families who, despite FHA's inspection and the public purpose of the section were sold homes that were in poor condition.

"We are in housing construction development not because we want to build, but because we must be practitioners so we know the ground rules and the viewpoints of the participants in the process. Then when we assume an advocate role in behalf of change, we know what we are talking about," says Guren. In this role, he notes, OE "hits and runs," staying in a problem area only long enough to create the conditions for others to operate — as in the 221 h rehab program. In so doing, he says, any League or other agency should ask: Why are you building housing? Where is it? Who is it for? What kind of housing is it? and What are the social consequences?

In seeking answers for these questions through an operating program, OE has developed an unusually complex funding structure. In addition to the original Ford grant (renewed this year for a second three-year period) and local matching contributions, OE will draw funds this year from Model Cities, for client screening and selection, OEO for counseling services (a demonstration-research grant to prove that poor families can be successful home owners), and a contract with The Boeing Company under Operation Breakthrough for design and marketing advice as well as client services.

Among problems currently besetting the delivery complex are the inflated costs of housing production which are pricing poor people — welfare mothers in particular — out of the available programs, exhaustion of Sec. 235 existing-house commitments, a dearth of authorizations for assisted multi-family new construction, because an economic slump in the aircraft industry, Seattle's main one, has eliminated the statistical housing shortage. But Guren sees these as transitory. "This is a planning agency which is an advocate for poor people and black people in housing. As soon as there is new construction money available we'll be in there, and in other areas as they arise. Creative flexibility is the key concept, whether it is in operations or strategy. We want no stereotype thinking. If one approach doesn't work, we try another, and another.

"It sometimes gets very hard to operate and think at the same time," Guren admits. "It's schizoid — half of you is the operator, working within the system, and the other half is the reformer, maybe even breaking down the structure you're operating in. Yet it is the operating half that feeds the information to be an effective reformer. A knife-edge business, but worth it."

As Housing News went to press, HUD named the Boeing Company as one of its Operation Breakthrough prime site developers, responsible for the Seattle site. The announcement activates an agreement between the aircraft firm and Seattle Operation Equality in which OE will provide tenant selection and training, public information, minority contractor liaison, and market aggregation services. In its statement on the designation, Boeing said it hoped the project would mark the start of its own major entry into the field of housing development nationwide. Systems producers allied with the Seattle site are Keene Corp., working in concrete, Levitt Technology Corp. and Boise-Cascade Corp., both in wood.

NUL Parleys on Breakthrough Subcontracts

Announcement of winning designs in HUD's Operation Breakthrough competition for new technical systems for mass-production housing has intensified negotiations on contracts under which the National Urban League will take major responsibility for representing minority interest in prototype design and production, and for minority participation in production and marketing of prototypes on demonstration sites. One contract is already signed with a corporation representing a consortium composed of Module Communities Inc., American-Standard Inc., The Celanese Corp., and IBS Industrialized Building Systems, Inc. A second is nearing completion with Stirling-Homex, Inc. and discussions are under way with several more of the 22 winning producers.

For the consortium corporation, known as CAMCI, the League will prepare plans for implementing programs of equal opportunity in manufacturing, using local minority contractors and subcontractors, and enlisting community participation in planning and building prototype developments. In later phases the League expects to counsel and assist producers in carrying out the plans, first on prototype

sites and later in mass manufacturing and sales operations. The Breakthrough program, which aims to produce some 3,000 units of industrialized housing on sites in ten cities, is HUD's current major effort to remove roadblocks to decent housing for all segments of the population. The League has taken part in its development from earliest stages, and both the national office and several locals have helped systems producers and site developers prepare their proposals for the competition.

Notes . . .

(Continued from page 1)

of its 1969 New Thrust grant to operate a housing program in the local ghetto. Among its activities have been sparking the organization of a Colorado Springs Public Housing Authority, which now has 900 units of mixed elderly and low-income family apartments authorized; helping to form the Core Area Housing Committee, a grass roots organization of target-area residents. The first president was James D'Entremont, director of housing for the local League, and the present president is James Larue, assistant director for housing, and currently a member of the Housing Specialist Program in training in New York City. The League has also established a tenants' union in cooperation with the Colorado Springs Community Action Program, and since April has counseled 71 applicants for Sec. 235 housing.

Englewood, New Jersey—The Urban League of Bergen County has acquired 5.5 acres in this city on which to build 100 units of town houses to be financed under Sec. 235. The league has also worked out an agreement with the Englewood Housing Authority to sponsor 135 units of Turnkey housing.

Hawthorne, New York—The Urban League of Westchester County has been instrumental in winning an unusual fair housing case in which it secured damages to the plaintiff in this town from both the broker and the seller. The case was brought in Federal District Court by the NAACP Legal Defense and Education Fund under the 1866 civil rights act which says in effect no person shall be given different treatment from that accorded white persons.

Oklahoma City, Okla.—The local League has organized a Community Design and Planning Center in cooperation with Oklahoma State University School of Architecture and the Oklahoma University School of Architecture and Planning. Its two main projects are design and planning of Turnkey III, public home ownership housing, and a longrange planning program for the Northeast Oklahoma City Residential Association. The League is also conducting a three-unit demonstration for the Community Participation Committee for Turnkey III, an organization of 27 community groups, more than half of them grass-roots.

Pontiac, Michigan — The Pontiac Area Urban League has organized and received state approval of the articles of incorporation of an Urban League Non-Profit Housing Corporation of Pontiac, and is currently in negotiations with the Building and Zoning Committee of the Oakland County Board of supervisors to obtain options on two parcels of county-owned land, for development purposes. Gloria Lewis is director of housing and community services of the Pontiac Area UL.

NUL Chief . . .

(Continued from page 1)

professional background he was recruited as a consultant to the Home Ownership Plan Endeavor, a nonprofit program to provide homes for needy and deserving families in the Baltimore Metropolitan area. In 1967 he left the school system to become its Executive Vice President, and two years later went to HUD to oversee contract compliance and employment opportunity.

Urban League **HousingNews**

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Four Phase I Breakthrough Reports In

Four of the five final reports for Phase I of Operation Breakthrough, which NULDF contracted with housing systems producers to prepare are completed, announces NULDF Executive Vice President Bill Ross.

The four producers are Pantek Corp. of Boston, which will produce homes on sites in Indianapolis and Sacramento Cal.; CAMCI Inc., of Yonkers, N.Y., which will work on sites in Jersey City and Memphis; Rouse-Wates Inc. of Columbia, Md. which will work in St. Louis; and Levitt Technology Corp. of Lake Success, N.Y., which will work in Kalamazoo, Mich. and Seattle.

(Continued on Page 4)

HUD Employes Rip Racism, Get Reforms

A campaign against racism in promotion policies and supervisors' attitudes in the Department's comptroller's division has resulted in upgrading 347 minority workers after a review of their files. Perhaps more importantly, the campaign is moving into the rest of the Department and beyond, to such agencies as the Library of Congress, NASA, Depts. of Agriculture, Interior, HEW, Post Office, General Services Administration, and Bureau of Census.

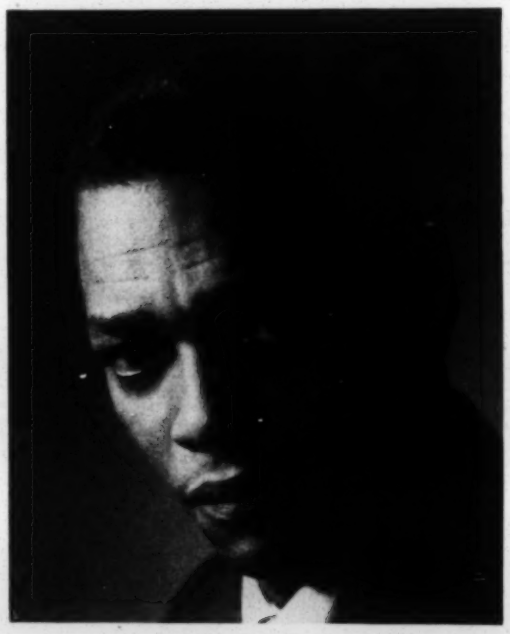
(Continued on Page 2)

Demand DOJ Probe Bias In Cleveland HA

The action could have far-reaching effects because the charge, by the Cleveland Urban League, is that the entire conduct of the public housing program from 1937 on constitutes an illegal pattern of discrimination. It thus places under fire a whole array of dodges perennially used by local and citywide politicos to keep public housing from the right side of the tracks.

Specifically, the League charges that the Cleveland Metropolitan Housing Authority Board and the Cleveland City Council are responsible for:

- Site selection policies which placed 12 of 15 projects in operation by 1968 in depressed, decaying areas, nine of them in the black ghetto.
- Development policies which resulted in higher densities and greater burdens on these neighborhoods when the projects were completed.
- Relocation policies which placed the burden of relocation on the (mostly black) owners of property to be redeveloped, and tenant selection policies which at the same time disqualified applicants convicted of misdemeanors or worse without taking into account the higher incidence of crime in the ghetto and the practice of mass, indiscriminate arrests by police.
- Acceptance by CMHA of veto power by individual councilmen over sites in "more wholesome" areas, and obstructionism by the City Council to CMHA's efforts to find sites outside of impacted areas. This latter included an ordinance which restricted use of leased-housing provisions to areas which were designated for renewal, code enforcement, or other treatment—in other words, already blighted or headed that way.
- Withholding zoning variances or, in one case, utility development approvals, to block the construction of otherwise legal developments in areas where there was local opposition.



Ernest Cooper

Wrote Ernest Cooper, Cleveland UL Executive Director, in transmitting the League's seven-page complaint:

"From the very beginning of our public housing program to the present day, discrimination based on race has been the key element of Cleveland's program.

"Recent and obvious collusion

(Continued on Page 3)

NAHRO Maps Development Aid Changes

The influential trade association of men and women who direct housing, urban renewal, code enforcement, and other development activities in the nation's cities has come out for a sweeping revision of Federal aid programs for such activities.

Among other things, the reform would deal another blow to forces that now tend to keep low income families in the center city by using zoning, codes, and other localistic controls to prevent construction of housing for them in the suburbs. It would do this by providing incentive grants to local housing and community development agencies that conduct programs overlapping local municipal or corporate boundaries. Such agencies could, in theory, build low rent housing in the suburbs to relocate families whose substandard center-city homes need to be razed. It would thus tend to loosen the "white noose of the suburbs."

The proposal would also make the machinery for providing federal aid to local housing, renewal, and community development programs much more flexible than it is now.

Housing assistance, for example, is now tied to a complicated set of subsidy formulas to help narrowly defined income groups. Urban renewal and other community development programs are generally conditioned on a rigid "plan" of specific activities to be undertaken within a specific area within a city or other jurisdiction.

Neither would be true of the programs proposed by NAHRO, which would substitute a single housing assistance payment, making up the difference between the cost of housing and the client's ability to pay, for all present forms of subsidy. Payments would be to a variety of sponsoring entities, including housing authorities and nonprofit private developers. Similarly development aid would require only a comprehensive strategy for meeting needs, with a set of priorities for which aid could be provided on a year-by-year basis without prescribing the precise nature of the expenditures.

The Nahro proposal would eliminate the tax exemptions or abatements with which localities are expected to help subsidize most current below-market housing, a feature that should find favor with local legislators who argue such housing erodes the tax base for up to a half century. Finally, Nahro would have the Federal government act as developer of last resort in cases where need could be shown but no local agency was prepared to meet it.

NAHRO's proposals, which contain many concepts urged by the National Urban League in recent years, would have been dismissed as Cloud Nine tripping not too long ago. But with HUD reorganized, in better control of its urban renewal, housing assistance, and planning programs, and eager to make improvements in them, plus the Administration's new interest in revenue sharing and greater local control of fund allocations, setting a policy trend, there is a greater chance of favorable reception and perhaps even the beginnings of adoption.

Technical Assistance Boom

Pontiac and Grand Rapids, Michigan Urban Leagues became the fifth and sixth to contract for NULDF expert assistance as they get into the production of nonprofit housing.

Other cities already signed up are St. Louis, New York (at two locations: Staten Island and Central Harlem), Boston, and Youngstown, O.

The agreements provide for advice and assistance on practically every aspect of putting together a development package, including the organization of a nonprofit corporation to own and operate the housing. Market analysis; site selection, appraisal, and option; negotiations with government agencies; professional team selection; contract negotiation, mortgaging, and management and operation are all items that NULDF may help on.

NULDF's fees are derived from a fixed percentage of the development cost specified in the regulations covering nonprofit housing mortgage assistance from FHA. The technical assistance service is not to be confused with NULDF's project seeding function, in which front money for professional services and preliminary project development may be provided, nor with the Foundation's work wtih Operation Breakthrough participants on the equal opportunity aspects of their contracts with HUD. (Both are noted elsewhere in this issue of HOUSING NEWS.)

In the case of Pontiac, negotiations for a 17.9 acre tract in town are under way. Grand Rapids is working on plans for a 68-acre tract. In both instances, NULDF has organized presentations to the two Leagues by developers and housing systems producers from among whom the clients may choose the firms that will do the actual building.

HUD Employees . . .

(Continued from Page 1)

The grievances are not new. As early as last April, HUD officials admitted a pattern of racism existed in the Comptroller's office. But progress in eliminating it was so slow that in October minority workers demanded (and got) a mass meeting with HUD Secy. Romney. They presented him with a 14-point bill of particulars, and held demonstrations outside HUD headquarters in support of it.

Among the demands were upgrading all qualified black employees who had been in grade a year or more, less emphasis in promotion reviews on experience in private fields (eg, real estate, banking, appraisals) that are not freely open to blacks, more emphasis on experience within the agency, detailed career development programs and training plans for all divisions, and penalties for racist offenses by supervisors.

The confrontation was spearheaded by the HUD Employes' Task Force Against Racism whose chairman, Ronald A. Wallace, handed the demands to Romney. Within two weeks they had a memorandum from HUD's Asst. Secy. for Administration Lester Condon, and Asst. Secy. for Equal Opportunity Samuel J. Simmons, responding point by point. Most responses were favorable, at least in principle, al-

though HUD refused to promote nonwhites to supervisory positions in proportions consistent with the racial composition of the agency and the District of Columbia. Nor would it agree to transfer out of the Comptroller's division all supervisors at work there in April, to "start with a clean slate."

The upgrading review, which was conducted by representatives of the Personnel Dept., Asst. Secys. for Equal Opportunity and Administration, and the Steering Committee of the Task Force, began in November and continues to date. The clear implication being that the upgrading will not stop with no. 347.

It had better not, as far as the Task Force is concerned, for members say some of those upgraded were overdue for promotion anyhow, and others were just given raises in grade. The Task Force also says it has seen no plans for training yet, and intends to keep on meeting with HUD top brass and making demands until more results are shown.

In the meantime, says Washington Urban League community organizer Leonard Ball, the movement has widening implications for the HUD Task Force is a part of Government Workers United Against Racial Discrimination (GUARD) which the Washington UL helped form and is now transferring the tactics used at HUD, to other agencies. HEW has already had confrontation similar to HUD's and organizing is under way at others.

DOJ Probe . . .

(Continued from Page 1)

among members of City Council, The Cuyahoga County Democratic Party, and the Cuyahoga County Commissioners provides ample assurance that the pattern and practice is designed to continue."

He asked Justice Dept. action under the 1968 Civil Rights Act.

For Cleveland, whose public housing program has long been among the most troubled in the nation, a suit could, if brought and successful, open new housing opportunities. But such a victory would mean, too, hope for other cities where the "public-housing-is-fine-as-long as-it-isn't-in-my-neighborhood" syndrome has stymied most efforts to build public housing in decent surroundings.

Bruce Gruber

Meet Bruce Gruber

NUL's Southern Regional Office is the hangout of a 29-year old architecture graduate who switched from the design side to the policy side of housing production because, after working for an architect who did a lot of low-income housing, "I just had to see how come something that was built so cheap cost so much."

Bruce Gruber went from the architect's office to the first Housing Specialist Program, and from there to Interfaith Inc., a non-profit housing development company sponsored by a consortium of 19 Atlanta churches. After nearly a year there, he joined SRO late in 1969, as Assistant Director/Housing.

A graduate of Georgia Tech ('68), where he was a member of the Architecture Honor Society, Bruce has also worked as a landscape architect, in plastics production, and did feasibility, site and construction analysis for FCH Services Inc. as his on-job training as a housing specialist.

He is a native of White Plains, New York and attended grammar school in Southbury and Windsor Locks, Conn. and high school in West Palm Beach, Fla. From high school graduation in 1960 through 1965 he spent his summers as a professional baseball pitcher, playing with farm teams of the Phillies, Cardinals, White Sox, and an independent team in Guadalajara, Mexico. Bruce has also taken part in a USA-USSR student exchange program while at Georgia Tech. Recently he has acted as a consultant to community action agencies for OEO in his spare time.

Contingent Setup Helps Kinloch Plan

A promising new approach to getting more immediate delivery of planning and development assistance to small cities and towns with all or mostly black populations is represented by an agreement between the Missouri city and the National Urban League Development Foundation.

Under the agreement, NULDF will be responsible for developing a comprehensive plan to cover housing, commercial development, water and sewerage, recreation and community facilities, urban renewal, and land use.

Until now, Kinloch, a community of 5,629 population, 4 miles from the city of St. Louis, has lacked the staff resources to do the job. Yet it, like many similar communities in major metropolitan areas around the country, is beset by urgent problems of urbanization at least as much as its suburban neighbors.

The consulting arrangement will address these problems for Kinloch and has a couple of other features which are rare if not unique.

In the first place, the Foundation's fees will be on a contingent basis. Kinloch need commit no local funds as front money for the planning operation. NULDF will be paid entirely from funds it obtains on Kinloch's behalf from country, state, federal, and private sources.

The second feature is that the consultancy will be carried out through an established nearby local League—in this case, the St. Louis Urban League. The St. Louis UL will open a Kinloch office, under the direction of St. Louis OE director Mrs. Carrie Bash. The office will not only administer the planning program on NULDF's behalf, but will provide health, housing, and other community services which are standard parts of the St. Louis league's overall program.

NULDF will offer its broad resources for overall guidance, and recruiting specialized talent and services that may be needed for particular phases

Kinloch . . .
(Continued from Page 3)
of the program, but day-to-day work will be carried on by a professionally qualified staff familiar with and working in the local situation from several directions. The arrangement thus multiplies the benefits to Kinloch, and demonstrates the unique advantages of the local-national relationship in Urban League—NULDF operations.

Kinloch Mayor Robert Metcalf says he is pleased at the prospect of acquiring services that the city cannot provide from its own staff. And NULDF Executive Vice President Bill Ross says the concept may represent a breakthrough in many black communities' search for ways to acquire substantial aid for planning and development without having to strain their budgets making a large investment to get the ball rolling. The development of such a delivery system is, he notes, a major objective of NULDF. So the experiment will be watched closely for transferable ideas.

Breakthrough . . .
(Continued from Page 1)
The reports are in fulfilment of equal opportunity requirements of Phase I, which is the design and planning phase of the Breakthrough program, which HUD hopes will shove industrialized housing systems over the threshold to become a major source of supply for the nation's housing needs. Such systems promise to reduce housing costs by taking advantage of mass production economy and new building technology. But they have never been able to command a large enough market to achieve a viable volume of production and sales, despite the potential indicated by the relative success of prefabricated homes and factory built mobile homes.

Under Breakthrough, HUD has induced 22 systems producers and site developers in ten cities to make the necessary investment to launch a variety of industrialized systems. Phase II will involve actual construction of prototype developments in the ten selected cities, and Phase III is expected to be the mass production and marketing phase.

The equal opportunity requirements of the contracts, generally referred to as Task 16, are designed to assure maximum access to all benefits of the program for minority groups.

Thus Phase I reports just completed all include plans for employment and training of minority group members in the systems manufacturing work force, for affording opportunities for minority entrepreneurship in the subcontracting phases of the work, for assuring equal opportunity in the housing to be produced, and for community participation in planning and developing the "total housing environment" in each development. The report must specify how these plans will be implemented in Phases II and III, and describe a plan for applying the Phase II experience in each in Phase III.

All four of the reports state that the producers submitting them intend to contract further with NULDF, and through it obtain the services of the National Urban League and local affiliates, in implementing and evaluating the plans which the reports set forth.

The fifth systems producer for whom NULDF is preparing a report is Stirling-Homex Corp. of Avon, N.Y. which will work on sites in Kalamazoo and Memphis. Its completion is expected shortly.

Urban League **HousingNews**

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Published by
The National Urban League
Whitney Young, Jr., Executive Director
Mrs. Betti S. Whaley, Program Director
Housing Division
Glenn A. Claytor, Housing Director
Thomas Gale, Asst. Housing Director
Development Foundation
William A. Ross, Executive Vice-Pres.

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Open Housing Seen Key To Viable Cities

Unless housing occupancy is completely free and unrestricted, and unless the institutions which sustain viable occupancy are willing to continue investing goods and services in all segments of the metropolitan fabric, the central cities will turn into reservations for the poor, black and unwanted, Glenn A. Claytor, NUL Housing Director, told a gathering at the recent Fair Housing Seminar sponsored by the Jacksonville Urban League.

Stressing the League's experience and concern in this area he called on groups involved in fair housing to abandon one dimensional approaches toward problem-solving, and to develop alternate strategies, including getting into the development and rehabilitation of housing and thereby controlling such key factors as location and the economic spinoffs which can be channelled into black communities.

He said that the lesson learned from the League's Operation Equality Program, a project designed to improve minority housing opportunities, was that the enactment of a fair housing law is not a panacea for the problem of restricted occupancy and does little for the elimination of racism in housing.

In the beginning Operation Equality utilized rather traditional case by case methods to improve minority housing opportunities. These methods were soon found to be neither economical nor efficient.

The League then embarked on several alternative strategies, one of which was

(continued on page 6)

Shown at the recent National Conference on Low and Moderate Income Housing sponsored by the Nonprofit Housing Center in Washington, are, left to right: Lewis Douglas, Deputy Executive Director of the Nonprofit Housing Center; Rep. William B. Widnall (R-N.J.) ranking minority member of House Subcommittee on Housing and Glenn A. Claytor, Housing Director, NUL. Claytor introduced Widnall to a plenary session of the conference and presented him with Distinguished Service Award of the Center. Claytor was re-elected Secretary of the Board of Directors of the Center, at its annual meeting of members.

HUD Says Buyer Must Serve Poor

The Atlanta Urban League has received a letter from Department of Housing and Urban Development Undersecretary, Richard Van Dusen, which guarantees that when the government-owned Ogelthorpe Apartments are sold, 333 units will be turned into subsidized housing for the poor.

The apartments, many of which are four and five bedroom units, will be spread throughout the 120 acre complex so as to ensure a healthy social and economic mixture.

The guarantee followed threats by the League to sue HUD and the Federal Housing Authority if at least one-third of the 1,000 units in the complex had not been set aside for those in desperate need of housing.

Earlier FHA had announced its intention to sell the complex, which reverted to government ownership in 1968, to the highest bidder for conversion into luxury apartments.

The League argued that while FHA could sell the apartments to whomever it chose, it also had a legal obligation to provide housing for those who need it most by requiring the purchaser to set aside at least one-third of the units for low-income families.

Fred Thompson, the League's housing director, described the position as having nationwide implications since it could set a pattern for the provision of low-cost housing in the 42,000 units across the country that FHA now has a "strangle hold on."

Tenants Save Boston Apartments

A group of tenants in Boston, organized to save two large apartment buildings from destruction, are nearing their goal through a combination of determination and ingenuity in transferring work performed into the equity needed to finance the rehabilitation of the buildings. This "sweat equity" represents the required 10 percent needed to finance the project through the Massachusetts Housing and Finance Agency under the Section 236 program.

Involved in the project, in addition to the Cooperative Assistance Association which did the necessary organization work, are the Columbus Avenue Tenants Association, The New Urban League of Greater Boston and an organization associated with the Massachusetts Institute of Technology that did the architectural design work. The story of the project began when the Boston Redevelopment Authority decided that two large old apartment buildings were worn out and should be torn down to be replaced by a school.

But as so often happens, the tenants of the buildings did not want to leave their homes. They got together and went to the BRA asking for a chance to take over the buildings and rehabilitate them themselves. The tenants organized with the help of PEURC (People's Elected Urban Renewal Committee) and the Columbus Avenue Tenants Association Inc., (CATA) was formed. After two years of negotiations the BRA relented, found a new site for the school and gave options on the buildings to the tenants association.

New Castle Court (shown above), 599 Columbus Avenue, one of two apartment buildings saved from destruction by tenant group in Boston.

Two years of hard work have passed —but now the Columbus Avenue tenants, who truly charted a new course, are just about at their goal. Renovation will be starting shortly. "Of course if we had known then what we know now, it would not have taken so long," says Talbot Hazard, the Housing Director of the New Urban League of Greater Boston, who looked after the whole deal.

How was this accomplished? Those responsible had outlined nine important steps:

1. Make a physical survey and preliminary drawings.

2. Outline financing plan.

3. Organize development team for which you need: a developer, architect, lawyer, and contractor. (Archibald-Shepherd Builders, Inc.)

4. Meet with financing agency, in this case the Massachusetts Housing and Finance Agency, to discuss your "development package," which must include: Development and financing plan (developer, lawyer, logistic and staging); design plan (architect); relocation plan (for tenants in the building); management plan; tenant selection plan; neighborhood analysis (land use, transportation, schools, etc.) and market study.

5. MHFA approval and mortgage commitment made.

6. Working drawings started.

7. Trust set up for syndication by CATA (Columbus Avenue Tenants Association), Urban League of Greater Boston and National Urban League Housing Foundation. Since this is a Limited Divident Project (as opposed to Non-Profit), investors can be sought to buy a share of the project for what is called "tax shelter." That is, investors in high tax brackets find it attractive to invest in housing in return for the depreciation that is permitted on top of the "limited dividend." The income from the syndication will be used by tenant owners as a cushion for unexpected expenses, future

(continued on page 6)

The Saranac Building (shown above), 607-627 Columbus Avenue, fifty-seven unit structure slated for renovation.

80 Unit Project Planned in Phoenix

The Urban League Development Co., Inc., an outgrowth of a housing counseling service program of the Phoenix Urban League, has signed a contract with the National Urban League Development Foundation for the latter to serve as the consultant on an 80 unit housing project with a price tag of $1,092,227.

The development company was established by the Phoenix Urban League. It has a five-man board including Gabor Lorant, architect; George Welsh, Jr., attorney; Jerry Landis, aerial surveyor; Rosendo Guitierrex, engineer; and Junius Bowman, Urban League Executive Director.

Funds for the project are being sought through the Department of Housing and Urban Development. Planned are eight one-bedroom units, 60 two-bedroom units, and 12 three-bedroom units.

As originally conceived when it began in 1969, the housing program of the League provided only counseling services. Within the past year the UL Development Company had placed eight families into rehabilitated homes under the 235 (J) Home Ownership Program; built and sold 21 new homes and ten rehabilitated repossessed FHA homes, and qualified 80 Phoenix families for subsidies and helped them purchase new or remodeled homes.

The League is the first local minority organization to develop a non-profit building program to coincide with the federal housing subsidy act.

"We have been working cautiously with little fanfare over the past year establishing our program on a sound basis," Gabor Lorant, one of the board members of the development company said. "Our comprehensive counseling service, before and after our families move in, is the key to making the program work. Construction of a house does not in itself constitute a home. We are creating a whole new life-style for people struggling out of the poverty cycle. It is important to help these new homeowners properly maintain and retain their homes."

A detailed system of counseling has been worked out by the development company, beginning before the family moved into a home and continuing through to the organization of an Urban League Homeowner's Association in which families who have purchased a home and as well as qualified applicants awaiting homes, are encouraged to help each other wherever possible on a skill-sharing basis. The Association also buys paint and maintenance supplies and equipment for cooperative use.

The development company has also conducted the Paint and Beautify Phoenix Project that succeeded in painting 80 homes in the inner city occupied by the elderly, the physically disabled and families with limited incomes who could not allocate money for the maintenance of their homes. Paint was donated by business firms, students and private citizens. Labor came in the form of volunteers from the police department, fire department and students.

The director of the company is Elario "Larry" E. Chavez, who was recently named to that position as well as appointed Housing Director of the Phoenix Urban League.

Clay Named

Donald E. Clay, a native of St. Louis, has been appointed assistant director of housing for NUL's Midwestern Regional Office. A former city planner for the City of St. Louis Beautification Commission, Clay has also served as an associate member of James G. Randal Architects and as a planning consultant for Harold Garner Associates.

He obtained his bachelors degree from Southern Illinois University and studied for three years at the Washington University of Architecture. He expects to receive his masters degree in Urban and Regional Planning in June 1972.

Mr. Clay is a member of the American Institute of Planners, the American Society of Planning Officials and the National Association of Housing and Redevelopment Officials.

NULDF News

Breakthrough At Louisville Expo

How to obtain greater minority involvement in the modular building industry was detailed in an exhibit by the National Urban League Development Foundation at the Second Annual Industrialized Builders Exposition in Louisville, October 31 to November 4.

Space for the exhibit was donated to NULDF as the result of a confrontation with the exposition's management at last year's event by the Louisville Urban League and the National Urban League Housing Division.

Management was presented with a survey showing that less than one percent of participants at the show were minority people.

In another action, the NULDF and the Dayton Urban League have signed a contract to jointly plan and produce 75 to 85 Section 235 single family homeownership units.

Sara E. Curry of the Southern Regional Office was the director of a recent seminar on Minority Business Opportunities sponsored by the Atlanta Regional Office of the Office of Economic Opportunity. The seminar, the third of nine for which the National Urban League has been funded by OEO to coordinate, was held in Louisville. Participating as resource persons were NULDF staffers Howard Mayfield and Claude Willis.

Johnson Elected Vice-President

Richard C. Johnson, specialist for the Chicago Urban League's Housing Department, has been elected vice president of the National Board of Directors for the National Association of Housing Cooperatives, Inc.

NAHC is a organization which represents state associations or individual housing co-ops financed under section 221 (d) 3, 213 and 236 of the Housing Act. It also acts as a technical development body.

OPEN HOUSING

(continued from page 1)

involvement in the production and rehabilitation of low and moderate-income housing to utilize sections 221(d)3, 236 and 235.

Another step involved a systems change strategy that placed emphasis on the lending institutions which took the "cream of the potential homeownership pool" and disregarded the needs of black families whose income and credit histories did not measure up to traditional criteria.

The provision for homeownership counseling under section 237 was used to address this problem. After careful counseling in debt management and budgeting, those families previously rejected for homeownership were qualified under federally sponsored subsidy programs.

The League's experience suggests that if racism in housing is to be eliminated, the following goals must be sought:

- Racial and economic mixture of all new developments.
- Tenant and neighborhood control over the management of properties to the maximum extent consistent with viable management.
- The maintenance of all housing market functions, including mortgage financing, resale value and governmental and institutional community services as a result of racial change in housing occupancy.
- Citizen participation with technical representation in urban development planning processes and urban development decisions.

League experience further suggests that in order to increase the economic empowerment and net worth of black and other minority group people, the League and other organizations involved in fair housing must work for:

- The development of parallel institutions to ensure minority participation in all activities of the housing and urban development industry.
- The integration of minority controlled elements of the housing and urban development industry with white dominated institutions and processes developing opportunities for the industry.
- Equivalent homeownership ratios for minorities and lower income families with white and affluent families.
- Equivalent equity development and security for minority and lower income real estate investments with investments by white and affluent families and individuals.
- The inclusion of minority economic development plans in urban development planning.

TENANTS SAVE

(continued from page 2)

repairs, etc., since the goal is to keep the rents as low as possible, and to run their own programs.

8. Rents: Tenants will make use of FHA rent supplement programs—tenants pay 25% of income, the rest is subsidized. (Up to 40% of tenants may receive rent supplement payment according to MHFA regulations.) The leased housing program of the Boston Housing Authority, if available, can be used (no money at present).

9. Management: Fees for management are based on a percentage of rent. Experience has shown that in many low rent projects like these, expenses exceed income. Syndication money is an essential cushion here. Tenant management training programs will be used to enable tenant owners to manage the apartments eventually. A professional management corporation will supervise management.

Urban League **HousingNews**

Urban League Housing News
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League Explores Further Action After Rejection

The Urban League of Greater New Brunswick (N.J.) is exploring the possibility of taking additional action after the city's Council refused to overturn a decision by the Housing and Redevelopment Authority to award the sponsorship of a massive urban renewal project to a private builder.

Ten months after the League submitted the first plan to sponsor the urban renewal project, the Housing Authority finally reached a decision in August—to award the project to the private builder.

The official reason given for the selection was the alleged greater experience of the private builder, but the League has charged that this is a "smokescreen," and that in fact, the experience of the contractors it proposed to use on the project far exceeds that of the firm awarded the job.

Delay and frustration dogged the involvement of the League from the moment the League initially presented its proposal in October, 1970. The date on which the Authority would name the sponsor was first changed from December, to January to March and finally to August. The League has taken the position that "this tactic was indicative of stalling procedures to allow other groups outside the community to prepare more elaborate proposals for the project area using the League's proposal as a model."

The renewal project had actually lain dormant for some ten years until the League, with its commitment to develop and design low-income housing in New Brunswick, resurrected it. An initial step was to make a survey to determine community sentiment, in conjunction with several other groups including the Community Involvement Corporation (COINCO).

A detailed and innovative project was designed that would be sponsored by the League but owned by COINCO. At the time of the presentation of the plan, no other group had come forth with a proposal and a spokesman for the League said: "We have the sponsor, we have the consultant and the architect, we have the financing. We are prepared to move if you give us the green light."

A survey of 2,500 city residents showed the League's proposal had the support of a majority of the residents of the target area, but delay after delay was encountered providing other groups with the opportunity to submit their own proposals.

The League, while wishing to avoid measures that would further delay the project, had asked the city council to overrule the decision made by the Authority. The League charged that the Authority's choice of the outside firm is discriminatory and clearly violates guidelines spelled out by the Department of Housing and Urban Development.

League officials cited a HUD memorandum suggesting that "a group with deep roots in the community will probably be stronger as a sponsor."

The League is also concerned with HUD regulations requiring employment and apprenticeship of minority group persons on federally-financed projects. It pointed out that the company awarded the urban renewal contract has no minority representation on its board and employs only one black, a female, as a research director.

In addition, the private firm's plan makes no provision for the relocation of families displaced by the project.

League officials also noted that the private firm's sponsorship of another project is currently under investigation by HUD as a result of a complaint filed by the National Association for the Advancement of Colored People.

As a result of initiatives by the League the city council finally agreed to a public hearing in late September. The meeting was billed as an "information session" to explain to the community why an outside contractor was selected.

Over 300 concerned citizens crammed into the city council chamber, the largest group of people to attend a council session in the city's history, to participate in a heated exchange. The community voiced a variety of concerns to which the council members gave only vague responses and contended that the Housing Authority was the only local agency with the final say in the matter.

Nevertheless, League officials indicated that they were prepared to join the NAACP and federal authorities to assure that this urban renewal project and others are "investigated and properly sponsored."

HOUSE, Inc., Making Progress

The House Organization for Urban Slum Elimination (HOUSE, Inc.), a nonprofit corporation sponsored by the Urban League of Flint to develop and rehabilitate low-cost housing, represents a major step toward easing that city's housing crisis.

HOUSE, Inc., whose Board is composed of community representatives and members of the League's Board, is headed by Leon Whitfield who is also director of the League's Community Development Department.

Last year with a $82,500 grant from Model Cities, the corporation purchased nine houses for $48,000. The rehabilitation, which was conducted by local minority contractors, cost $50,000.

A loan to supplement the Model Cities funds will be repaid by receipts from the sale of the houses. Minority real estate brokers were also involved.

The houses which after rehabilitation ranged in price from $10,000 to $16,000 were purchased by families under Section 235 of the Federal Housing Act which provides federal subsidy payments and mortgage insurance to ease the financial burden for home buyers.

Melvyn S. Brannon, executive director of the Urban League of Flint, said that although there has been criticism in some areas of housing constructed under 235, HOUSE, Inc. is an example of the good that 235 can do.

He said that rehabilitated homes are cheaper than new homes under 235 enabling many more people to own homes.

Archie D. LeFlore, housing project director for Model Cities, commended the cooperation between the two agencies and said that rehabilitated houses "meaningfully upgrade the life in the Model Cities neighborhood and represent a sound investment of community money."

Project officials said they plan to rehabilitate 40 houses and hope eventually to include new homes in the program. Other long-ranged plans include developing a model for future housing projects, and offering employment opportunities to minority businessmen.

Federal Programs Called Inadequate

The National Urban League has charged that present federal housing programs are "indirect, costly, and often fail to reach the man farthest down the economic ladder" and that private enterprise "has failed to house Americans adequately."

"More than half of all American families cannot afford the houses now being built forcing 14% of white families and 20% of nonwhite families to live in substandard housing."

In testimony before the House Subcommittee on Housing, Glenn A. Claytor, NUL Housing Director, said that the present response to housing needs is inadequate and that all future federal housing legislation must be directed toward providing "safe and sanitary housing" for the additional 70-100 million Americans expected by the end of the century.

"Although Congress established a conservative goal of an additional 26 million units for the decade ending in 1978, we have never met the annualized target of 2.6 million. After setting a goal of six million low and moderate income units needed for the same period, we have not yet produced the annual goal of 600,000 low and moderate income units," he said.

"The sad truth is that on an annual basis, we actually lose more low and moderate income units than we produce. Last year we produced less than 500,000 low and moderate income units, but recent studies indicate that many more than that were lost to abandonment and urban renewal."

Claytor approved of an Administration proposal that would facilitate additional housing production and rehabilitation by consolidating federal housing and urban development programs. He pointed out, however, that consolidation tended to benefit the operators of the programs, financial institutions, consultants and real estate brokers, rather than the consumers of housing programs.

"Housing aid programs provide little benefit unless local planning agencies rationally allocate resources for new construction, rehabilitation and preservation," he said.

Claytor also called for an amendment to the Revised National Housing Act that would continue to restrict contract authority for interest subsidy for mortgages on existing units to a maximum of 30%.

Citing the existing housing stock as the "primary housing resource for minority families," he charged that any legislation which restricts the ability of more existing units to qualify for mortgage insurance under this program will "exacerbate the current sellers market facing most minority families today."

He said that on the basis of an abandonment study conducted earlier this year by the League and the Center for Community Change which identified a deliberate and definite relationship between economic and social elements that tended to induce housing abandonment, there must be a "vigorous public intervention in the central city mortgage and improvement loan market." He said this is necessary to insure that adequate funds are available at interest rates that encourage property maintenance, needed rehabilitation and new construction.

Council Reelects Regional Officials

The Housing Council, composed of housing personnel from Urban League affiliates around the country, met several times during the National Urban League Conference in Detroit.

Regional representatives were reelected to their positions as follows: **Council President**—Mrs. Shirley Dennis, Philadelphia Urban League; **Eastern Region**—John E. Gaynus, Project Director, New York Urban League; **Mid-Eastern Region**—Leon Whitfield, Housing Specialist, Urban League of Flint, Michigan; **Western Region**—J. Harris LaRue, Field Representative, Urban League of Pikes Peak; **Mid-Western Region**—Mrs. Carrie E. Bash, Director, Operation Equality, Urban League of St. Louis, Inc.; **Southern Region**—Fred J. Thompson, Director of Housing, The Atlanta Urban League, Inc.; **Advisory Committee**—Henry Garcia, Housing Aide, Michigan State Housing Development Authority.

A by-laws committee was established at this meeting and Charles Gray, Director of Housing for the New Brunswick Urban League, consented to serve as chairman. This committee will be responsible for developing guidelines for the Housing Council and to, hopefully, structure a dues system which will help to defray expenses of the Council. It was also decided to attempt to hold two regional housing meetings annually.

In addition, the Council developed a history for activities which will be distributed to every housing staff member providing background information on the activities of the Council since its initial meeting which took place at the National Urban League Conference in Portland, Oregon, August 1967.

Task Force Set On New Towns

A Task Force on New Towns Strategies composed of members of the NUL Housing Committee and the National Urban League Development Foundation Board of Directors was created during a recent NUL Housing Committee Meeting. The Task Force will develop recommendations for strategies to involve the Urban League in new towns development.

Franziska P. Hosken of Boston, a journalist and teacher in architecture and urban development, was appointed chairman.

Other members include Carrie Bash, Program Director, UL of St. Louis; Donald E. Clay, Assistant Director of Housing, Midwestern Regional Office; Glenn Claytor, NUL Director of Housing; Hortense Gabel, consultant of New York City; Bruce Gruber, Assistant Director of Housing, Southern Regional Office; Richard Mapp, Assistant Director of Housing, Washington Bureau; Elton Morris, Assistant Director of Housing, Mid-eastern Regional Office; William A. Ross, Executive Vice President, NULDF; and Fred J. Thompson, Director of Housing, Atlanta UL.

NATIONAL URBAN LEAGUE

ST. LOUIS URBAN LEAGUE

A REPORT ON HOMEOWNERSHIP COUNSELING

a service of

ST. LOUIS OPERATION EQUALITY

Prepared by:

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INTRODUCTION

St. Louis Operation Equality

In May of 1968, the St. Louis Urban League became one of 12 Urban League affiliates participating in the Operation Equality program of the National Urban League. Funds from the St. Louis United Fund and other local contributors were matched by the Ford Foundation to provide financial support for the St. Louis Operation Equality program for a period of two and one-half years.

The program was designed to reduce inequalities in housing, by providing increased opportunities for lower income and minority households through the following services offered in a center located in the principle black ghetto of St. Louis.

1. Counseling and information services with respect to housing rights and opportunities.
2. Coordination of a network of volunteers to identify housing opportunities and assist client families to obtain housing.
3. An anti-discrimination campaign against the St. Louis area real estate industry.
4. Measures to increase the supply of housing for lower-income families.

Homeownership Counseling

The U. S. Housing and Urban Development Act of 1968 provided, as one of the freshest of its innovative measures, that FHA home mortgage insurance programs be extended to cover families until then regarded as credit risks because of past debt problems. Coverage was extended through creation of a program of debt management and related counseling, in Section 237 of the Act. Similar recognition of homeownership counseling was accorded in the new low and moderate income mortgage interest subsidy program created in Section 235 of the Act.

St. Louis Operation Equality
Homeownership Counseling Program

In St. Louis, as in the United States as a whole, inequalities between black and white residents in homeownership rates indicate that a program aimed at increasing homeownership opportunities could be a very important tool for reducing housing inequalities. The 1970 U.S. Census indicates that 39% of black households in the St. Louis Standard Metropolitan Statistical Area are homeowners, and 69% of white St. Louis SMSA households are homeowners. For the nation as a whole, the U.S. Census indicates a black homeownership rate of 41% and a white homeownership rate of 65%.

Despite the fact that no funds were forthcoming from the Congress that created the Section 237 program, St. Louis Operation Equality adapted the tool to its program. In the fall of 1969, a formal agreement was signed between St. Louis Operation Equality and the U. S. Dept. of Housing and Urban Development which designated St. Louis Operation Equality as a Section 237 and Section 235 Counseling agency. Five other Urban Leagues and some thirty other private agencies had entered into similar agreements with HUD at that time. In the following year, the number of agreements in the country nearly doubled, but still no funds have been appropriated for their operations.

Section 237 counseling in St. Louis and in other cities has proven its value in releasing homeownership demand pent up in minority groups by discriminatory operations of housing markets. St. Louis Operation Equality has found its application to be a necessary step in reducing housing inequalities. Counseling has become a focus of the St. Louis Operation Equality program which is being continued by local support after termination of Ford Foundation funding in October, 1970.

Report on St. Louis Operation Equality Homeownership Counseling Program

This report is issued as a documentation of the achievements of homeownership counseling under Section 237 in St. Louis. Our presentation is intended to be brief and to the point because there is little to argue about the results. Homeownership counseling is a tool which significantly unlocks previous barriers to black homeownership. It is necessary in the fight against housing inequality.

This report, to our knowledge, is the first publicly released documentation of the results of homeownership counseling under Section 237. We feel that it is the responsibility of such a report on this activity to state the case for Federal funding to make Section 237 counseling available in all parts of the country to all qualified families and to indicate the directions for further development of housing counseling. Section 237 should only be a beginning in providing for the delivery of housing programs to intended beneficiaries.

Organization of the Study

Data for this report comes from the records of St. Louis Operation Equality and from telephone interviews with 100 of the program's clients.

Data collection was designed and supervised by the staff of National Urban League Operation Equality. National Urban League OE also analyzed the data and wrote the report. Data were collected and tabulated and clients were interviewed by St. Louis OE staff.

Clients of St. Louis Operation Equality have been divided into three categories for purposes of analysis. Clients referred by FHA under the Section 237 agreement, clients receiving counseling and qualified for Section 235 subsidy, and clients aided in Section 235 processing without counseling. These categories enable identification by comparison, of the results of counseling.

OPERATIONS OF THE PROGRAM

I. Volume of Clients

A. Processed - As of November 21, 1970, St. Louis Operation Equality had received and processed 410 Section 237 packages.

B. Certified - As of November 21, 1970, Operation Equality had certified 258 Section 237 packages.

C. Number with continued counseling - 218 of the 218 families scheduled for continued counseling since October, 1969 there are approximately eighty active counseling clients per month. Most families are dismissed from counseling after 4 to 6 months.

II. Length of time spent on - initial interviewing and continued counseling per month.

Percent of Staff time		
31%	1.	Initial Interviewing (new clients) - approximately average of 1 1/2 hours of initial interviewing and pre-interview work per client (most clients are seen more than once which results in 48 hours per month spent in counseling new clients.
25%	2.	Continued Counseling - approximately 80 families are receiving continued counseling. An average of 30 minutes is spent on counseling these families which results in 40 hours per month. Total 88 hours per month.

III. Lenth of time spent in related counseling areas.

19%	A.	Communication with anxious mortgage companies and realtors results in an average of 1 hour per day or 30 hours per month.
3%	B.	Looking at property for 237 clients averages 5 hours per month.
5%	C.	Answering correspondence from other agencies averages about 2 hours per week or 8 hours per month.
3%	D.	Finding suitable homes (placements)for 237 clients who have been rejected due to poor property condition averages approximately 5 hours per month.

10% E. Working with 237 clients who are deliquent in their payments; working with 237 clients who have signed legal contracts which are not in the best interest of the clients; working with 237 clients to clear up bad credit; working with clients who are unhappy with condition of property - 15 hours per month.

4% F. Filling out 237 counseling reports for administration and for HUD averages approximately - 6 hours per month.

	Total	69 hours
Add total for Section II		88 hours
ACTUAL TOTAL		157 hours per month

These figures do not include phone calls from clients made daily or other demands which differ from month to month.

IV. Range of services -

A. Credit Counseling

1. Clearing up erroneous items on credit report.

2. Budgeting

3. Making arrangements with creditors for accounts to be paid.

DATA TABLES

A. DEMOGRAPHIC -

TOTAL FAMILY GROSS INCOME

	Client	Categories	
	237/235	235	237
11,000+			23%
9,000 - 10,999			15%
7,000 - 8,999	30%	17%	49%
5,000 - 6,999	47%	57%	13%
3,000 - 4,999	23%	24%	
Under 3,000		2%	
	100%	100%	100%

SOURCES OF INCOME

Employment	30%	20%	72%
Assistance Payments	15%	17%	
Child Support			
Room & Board Fm. Rel.			
Tenants			
Employment & Assistance	46%	54%	23%
Employment & Room & Board	9%		4%
Employment & Child Support		6%	1%
Employment, Assist., & Child Support		2%	
	100%	100%	100%

NUMBER OF WAGE-EARNERS	237/235	235	237
NONE		17%	
ONE	100%	75%	58%
TWO		6%	41%
THREE		2%	1%
	100%	100%	100%
OCCUPATION OF HOUSEHOLD HEAD			
Professional, Technical, Mgr.	-	12%	1%
Clerical	9%	12%	10%
Sales	9%	2%	-
Craftsman or Foreman	9%	2%	7%
Semi-Skilled	15%	17%	45%
Non-Farm Laborer	30%	36%	36%
Private Household Worker	14%	2%	1%
Unemployed	14%	17%	-
	100%	100%	100%
LENGTH OF TIME IN PRESENT JOB			
(MONTHS)	52	45	71
HIGHEST GRADE COMPLETED			
(YEARS)	-	11*	-

* Overstated due to NA's from welfare recipients.

SEX OF HOUSEHOLD HEAD	237/235	235	237
MALE	38%	26%	79%
FEMALE	62%	74%	21%
	100%	100%	100%
AGE OF HOUSEHOLD HEAD (YEARS)	35	37	37
NUMBER OF PERSONS IN HOUSEHOLD	5.9	7.1	5.0
NUMBER OF MINOR CHILDREN	4.4*	5.6*	3.1*

* 237/235 - 5% of children 18+
235 - 7% of children 18+
237 - 13% of children 18+

LENGTH OF TIME AT ADDRESS PRIOR TO APPLICATION (MONTHS)	29	49	49
TENURE			
RENT	100%	94%	92%
BUYING			04%
OTHER		6%	04%
	100%	100%	100%
TYPE OF HOUSING	237/235	235	237
APARTMENT		9%	4%
HOUSE	46%	57%	57%
2-FAMILY	30%	17%	29%
PUBLIC HOUSING	15%	17%	4%
LIVED WITH PARENTS	9%		6%
	100%	100%	100%

HOUSING PAYMENT PRIOR TO APPLICATION	64.30	70.66	75.67*
*POSSIBLY UNDERSTATED			
HOUSING PAYMENT (NEW)	82.51	81.12	126.64
TYPE OF NEW HOUSING			
NEW	8%	26%	1%
REHAB	-	-	-
EXISTING	92%	74%	99%
	100%	100%	100%
SALES PRICE (NEW)	13,500	13,977	13,590
B. ATTITUDINAL			
OPINION OF NEW HOME	237/235	235	237
EXCELLENT	18%	33%	7.5%
GOOD	64%	26%	65%
SATISFACTORY	18%	26%	17.5%
BETTER, BUT NOT MUCH		15%	7.5%
TOTALLY UNSATISFACTORY			
	100%	100%	100%

OE SERVICE RANKING

	237/235	235	237
BUDGETING	2	6	3
CLEAR DEBTS	3	5	2
RULE EXPLANATION	5	4	5
LOCATE HOME	5	1	6
GOOD HOME & RIGHT PRICE	4	3	4
ANTI - DISCRIMINATION	7	7	7
SECURE LOAN	1	2	1

COMPARISON

	237/235			235			237		
	Yes	No	Same	Yes	No	Same	Yes	No	Same
BETTER BUILDING	100%	-	-	92%	8%	-	85%	10%	5%
MORE SPACE	82%	9%	9%	92%	8%	-	82%	10%	8%
BETTER SCHOOLS	82%	-	18%	73%	18%	9%	66%	9%	25%
BETTER PARKS & REC,	64%	18%	18%	69%	19%	12%	64%	18%	18%
BETTER TRANSPORTATION	72%	18%	9%	31%	60%	9%	68%	12%	20%
BETTER NEIGHBORHOOD	91%	9%	-	80%	16%	4%	92%	3%	5%
NEARER EMPLOYMENT	20%	30%	50%	25%	70%	5%	37%	49%	14%
CLOSER TO FAMILY & FRIENDS	27%	64%	9%	8%	92%	-	19%	70%	11%

STAY OR MOVE

STAY	100%	84%	100%
MOVE		12%	
UNCERTAIN		4%	
	100%	100%	100%

PRIOR SERVICE BY BROKER

	237/235	235+	237
YES	72%	23%	77.5%
NO	28%	77%	22.5%
	100%	100%	100%

COMPARISON BROKER & O.E.

	237/235			235+			237		
	OE	Bkr	Neither	OE	Bkr	Neither	OE	Bkr	Neither
BETTER UNDERSTANDING	100%						96%	11%	
PERSONAL INTEREST	100%						100%	7%	
BETTER HOUSES	50%	50%					43%	29%	29%
EXPLAINED PROGRAM	100%	33%					100%		4%
BETTER NEIGHBORHOODS	50%	50%					50%	17%	33%
BETTER DEBT EXPLAN.	66%	17%	17%				100%	7%	

* Some Respondents rated the service equally.
\+ Data Insufficient

TRENDS IN THE DATA

A summary analysis of the data produced by the St. Louis 237 program reveals that a relatively selective clientele is being serviced in contrast to the 235 and 237/235 clients, the 237 program services persons and families that:

1. Have significantly higher incomes
2. Have two or more wage earners in the family
3. Have longer job tenure in semi or low-skilled jobs
4. Have male heads of household
5. Have smaller families with older children

It is also significant to note that the average difference between old and new shelter payments for this group ($51.00 per month) was higher than any other. These families are not, typically, newly formed. They appear to represent a segment of the population which has been ignored by the private, real estate market.

Their financial capacity for homeownership is unquestioned. The 237 client, on the other hand, are the least satisfied with their new homes. Although no family expressed an intention to move from their new housing, 15 and 18 percent (respectively) claims that their new accomodation was no improvement (physically or spatially) over what they had left. In this respect, the significant aspect of their move is that they became homeowners.

It is clear that St. Louis OE consistently out-performed brokers in all areas but two. Clients consistently claimed that OE was not as good in showing them good homes in better neighborhoods, as it was in providing the traditional counseling package. However, only 3% of staff was given to searching for housing and an additional 3% to looking at property for clients. Most clients had already been in contact with brokers before visiting Operation Equality

Finally, all clients ranked anti-discrimination as the least valuable service rendered. They were, however, close to unanimous in claiming that help in securing the FHA loan, i.e., getting them through the "process" was the most important service they received.

SUMMATION

The significance of the St. Louis Operation Equality Section 237 counseling program is that it has meant the difference between owning and not owning a home to more than 200 St. Louis families. The measure of that fact is the quantum increase it means for increasing housing choices for black families in St. Louis.

The program has not, for all clients, produced ultimate satisfaction in living environments. Current operations of St. Louis OE do not test the program's potential for meeting clients full desires because limited funds and the structure of the 237 agreement do not permit significant real estate advocacy functions. Both staff and clients express frustrations over this state of affairs.

The extent to which insufficient real estate advocacy weakens government homeownership programs is only hinted in the data collected for this study. That a test of an extended advocacy role for St. Louis OE is highly desirable is a clear finding of this report.

One result of not funding the Section 237 program is that counseling agencies, such as St. Louis Operation Equality, have expended their resources in filling the need to implement Section 237 and have not had opportunities to explore the wider and deeper potential for housing counseling and real estate advocacy.

URBAN PLANNING PROJECT

REPORT SRC ANNUAL MEETING
NOVEMBER 2, 1967

PLANNERS

During this year, since our report at last year's annual meeting, we have continued to probe the possibilities of influencing the professional planners. By and large, this has met with very little success. If one can generalize, the planners attitude is "don't bother me - that isn't where my fees come from." There are, however, a few notable individual exceptions to this. Also more articles on planning for all citizens are appearing in national publications. Unfortunately, in the states we cover, most of the reports by planners or their efforts in this direction have been buried in bureaucratic effort.

EDUCATION

Because we have felt the profession of planning does lack the ethic of planning for all citizens, we have experimented with trying to influence the teaching of planners at the university level. Up to the present time, this effort has fallen on deaf ears. It seems to us that in the highly competitive efforts for funding of higher education, the policy level is strongly influenced by an ultra conservative philosophy. We find much more sound

thinking at the student level and we only wish time would permit us to get back to some of this effort.

CITY GOVERNMENT

The Southern Regional Council has had some opportunity to pierce several city bureaucries. This is very slow work and takes not only time but money to prepare the reports on an adequate professional basis so that they will even be noticed. We are in the process of advising on a few of these. What the outcome of this will be we do not know. Although the odds are against us, we still have hopes and know that if we can ever succeed here results could be dynamic.

FEDERAL

As has previously been reported to you, we have attempted to work with the Federal Government through the Department of Housing and Urban Development, and have met with a wide variety of reactions. Our efforts centered in research on ~~six (6)~~ Eight (8) demonstration cities in reverse. On this, we are continuing, and we anticipate having out during February a report to the Administrator of Housing and Urban Development, our assessment, and recommendations. The problems of bureaucracy and the strangulation of

sincere efforts by small prejudiced individuals is too well known by all of you to review here.

However, much to our great surprise one of the major deterrants to a better use of present programs under the laws we have is lack of knowledge by citizens and also by employees of the Federal Government. We have generated a GUIDE TO PROGRAMS FOR BETTER HOMES AND NEIGHBORHOODS. A draft on this was distributed soliciting criticism throughout the whole country. The response was most gratifying. Because the returns were very constructive, the revision to this GUIDE has taken longer than we had wanted. At present, we hope to have this revision out in late March. We anticipate that this GUIDE, when completed, will be of help to sincere federal and local employees as well as useful for citizen action.

OPEN OCCUPANCY LEGISLATION

Through all of our work, which has covered almost two years, the point that we come back to over and over, and over again, is that OPEN OCCUPANCY LEGISLATION is an essential to GOOD PLANNING. This is a professional stand which can be positioned regardless of the political implications. Unless we have planning free from artificial barriers of race prejudice, the economic as well as all

other facets of an effective life of the metropolis suffers. Legislation at the FEDERAL, STATE, and CITY level all are necessary!

In my opinion, it doesn't really make any difference which one comes first. I am always grateful when I see effort and progress on this in any place because this will inevitably lead to better urban planning for all citizens where there is no disparity in urban services. Furthermore, as Dr. Wilber from Houston has mentioned, there are many ways you of the Southern Regional Council or local Councils on Human Relations can influence this at the local level. We hope that we can find time in the future to produce an analysis of city and state legislation on OPEN OCCUPANCY. I particularly call your attention to an article, (Fair Housing Restored in California), in the next NEW SOUTH, by Joseph B. Robinson, Attorney on the History and Impact of California's Proposition 14.

PUBLICATIONS

During the last year, the Urban Planning Project has gotten out six (6) publications.* On all of these we have obtained

* UPP Publication No. 3 - Mr. Mayor - Slum Ghettos in Your City
UPP Publication No. 4 - Neighborhoods - Where Human Rights Begin
UPP Publication No. 5 - A Guide to Programs for Better Homes and Neighborhoods
UPP Publication No. 6 - Atlanta Residential Patterns - A Map
UPP Publication No. 7 - Atlanta Housing Study
UPP Publication No. 8 - A Report to the Mayor

excellent professional assistance from the outside, but most helpful of all has been the editorial of Bob Anderson and Pat Watters, within the Southern Regional Council. Also, I do not know what we could have done without the Southern Regional Council's research help of Glenda Bartley, Doris Reed, Bernice Morrison and Susan Friedman.

JOINT VENTURES

Some of our most rewarding experiences in th Southern Regional Council's Urban Planning Project work have been our joint ventures with other Southern Regional Council projects. I list only a few:

Ft. Lauderdale, Florida - joint work with Vernon Jordan, Marvin Wall and Thad Olive, of the Voter Education Project. VEP did such a good job of organizing the minority that the ultra conservative forces in town really had to make a strong effort to prevent the minority from taking over. Although this was politically a failure at this time, I know much was learned, and I anticipate seeing success there later.

Kentucky Federal Prison - John Boone, Bill Farmar, of the Project on Crime and Corrections, and the Urban Planning Project, have been consulting on trying to influence state

and federal planning of prisons to be based on a sound operations policy which would be an influence for more functional planning in minimal planning criteria.

PRESIDENT'S COMMISSION ON CIVIL DISORDERS

8

Two staff members of the President's Commission Civil Disorders, came to Atlanta to evaluate the causes, past and present, of our riots. The Southern Regional Council total staff, chaired by John Boone, had a three hour session with these people. I was proud to be a part in this discussion. This may not get the wide national publicity as did Hungry Children; however, I assure you that the two federal staffers were "shook up" and their report will definitely reflect the Southern Regional Council's staff thinking.

All in all, the Southern Regional Council has a great staff, and whatever Urban Planning Project does will be a cross fertilization of the brains of our whole staff.

FUTURE - NEGRO PLANNERS

In case you have not heard, Negroes want to handle their problems themselves.

I believe in a bi-racial approach and hope if the Urban Planning Project is continued, it will be by a Negro and white Co-Director. If that cannot be financed, then by a

Negro Director. Also, we believe the Urban Planning Project should promote town and country planning and not just urban.

URBAN PLANNING PROJECT
October 25, 1968

The past year has seen the enactment of the first Federal Civil Rights Housing Law. Regardless of the outcome of the election, there will undoubtedly be non-compliance, as has been the case with all of the other civil rights laws. Attitudes have hardened, resistance techniques have been perfected, the mood of the country has moved ever to the right. Since the Federal Government is seen as a monster handing down decrees from afar, it becomes increasingly important to work to change attitudes on the grass roots level.

Local fair housing groups are springing up all over the country. These can be used as a vehicle of change. The SRC Urban Planning Project will continue to work with these groups to soften community attitudes and to bring about the enactment of local housing laws. Some of these groups have obtained foundation funds to aid Negroes in financing integrated housing. This aspect needs to be broadened.

Transportation has commonly been designed to prevent easy access between white and Negro neighborhoods. Buffer zones prevent streets from going through, and bus routes are circuitous. This creates great hardship in time and money for Negroes going to and from work. The Urban Planning

Project will continue to work with local planning boards to relieve this situation.

Lastly, I see a great need for an in-depth study of one sample city. This should show how the placement of freeways and urban renewal has been determined -- the displacement of Negroes in relation to whites, the percentage of Negro ownership of condemned land in relation to the percentage in rejected alternatives. Case histories of the machinations of real estate boards and of the FHA should be included. SRC reports get wide publicity and are effective instruments for change. Suchaa report would provide a solid base from which to work in effecting change in the area of housing.

The 1968 open occupance legislation opens up opportunities for bolder solutions for total city planning --- land use, intra-city transportation, inter-neighborhood communication, proximity of jobs to housing --- which can contribute to a healthier economic base and thus appeal to the business interests within the city.

If we are to have an open society, urban planning is a necessity. The SRC Project cannot make an impact through its own efforts alone. Resources and staff are inadequate. It will, however, continue to work in this area, and especially to seek to influence others to take up this fight. It will seek to develop financing for research papers that

call attention to the need for action, and thus enlist allies in this cause.

URBAN PLANNING

DEFINITION: Urban planning constitutes any prearranged land use and development for the benefit of all citizens. This includes, but is not limited to, facilities for communication, shelter, health, education and welfare, whether private or public.

The face of our cities is being changed in many ways. Highway construction and urban renewal projects are two of the attempts being made to deal with some of the problems of our exploding metropolitan areas. The whole concept of the city is undergoing re-evaluation.

More than ever, people are becoming conscious of the needs of the disadvantaged. The blight of the slums on the landscape and its dehumanizing effect on the inhabitants call for a concerted effort on the part of our nation to rehabilitate these people so that they will become useful citizens. The Executive branch of our Government through directives and speeches by the President and the Legislative branch in the Civil Rights Laws have increasingly made clear their position. Many civic associations and neighborhood groups have manifested their concern. However individual planners may differ in their ethical outlook, the profession as a whole is beginning to recognize the social problems and to commit itself to a solution.

Please make Alphabetical list

THE URBAN PLANNING PROJECT

During 1968, this project has continued essentially as a one-man operation, directed by Moreland Griffith Smith, FAIA.

The past year has seen the enactment of the first Federal Civil Rights Housing Law. Regardless of the direction taken by the new Federal Administration, there will undoubtedly be non-compliance, as has been the case with all of the other civil rights laws. Attitudes have hardened, resistance techniques have been perfected, the mood of the country has moved ever to the right. Since the Federal Government is seen as a monster handing down decrees from afar, it becomes increasingly important to work to change attitudes on the grass roots level.

Local fair housing groups are springing up all over the country. These can be used as a vehicle of change. The SRC Urban Planning Project will continue to work with these groups to soften community attitudes and bo bring about the enactment of local housing laws. Some of these groups have obtained foundation funds to aid Negroes in financing integrated housing. This aspect needs to be broadened.

In the past, throughout the south, there has been considerable dispersion of Negro residential areas. However, the Southern pattern has changed rapidly in recent years to parallel more

closely urban solutions in the North. Interstate Highways and rapid transit as well as railroads are presently commonly designed to prevent easy access between white and Negro neighborhoods. Further, buffer zones prevent streets from going through and bus routes are circution. This creates a gread hardship in time and money for Negroes going to and from work. The Urban Planning Project would of course continue to work with local planning groups to stress the desirability of more free and equal circulation.

The idea has been raised that there is a great need for an in-depth study of one sample city. This would doubtlessly show how the placement of freeways and urban renewal has been determined---the displacement of Negroes in relation to whites, the percentage of Negro ownership of condemned land in relation to the percentage in rejected alternatives. Case histories of the machinations of real estate boards and of the FHA should be included. SRC reports get wide publicity and are effective instruments for change. Such a report would provide a solid base from which to work in effecting change in the area of housing.

The 1968 open occupance legislation opens up opportunities for bolder solutions for total city planning---land use, intra-city transportation, inter-neighborhood communication, proximity of jobs to housing---which can contribute to a healthier economic base and thus appeal to the business interests within the city.

If we are to have an open society, Urban Planning is a necessity. The SRC Project cannot make an impact through its own efforts alone. Resources and staff are inadequate. It will, however, continue to work in this area, and especially to seek to influence others to take up this fight. It will seek to develop financing for research papers that will call attention to the need for action, and thus enlist others in this cause.

It is proposed to continue the Urban Planning Project, trying to encourage the private sector into Urban Planning areas of interest in order to broaden the city elements to reach all economic strata. It is felt that this can be done by encouraging the awareness of the American Institute of Planners, the Chamber of Commerce, as well as the Neighborhood Organizations, in addition to organizations which SRC has advised and worked with such as:

1. Southwest Atlantans for Progress
2. The Housing Committee, Houston Council on Human Relations
3. New Orleans Consortium
4. The Arkansas Council on Human Relations
5. The Georgia Council on Human Relations
6. The North Carolina Council on Human Relations
7. The South Carolina Council on Human Relations

8. The Tennessee Council on Human Relations

9. The Virginia Council on Human Relations

10. The American Friends Service Committee

11. Ansley Park Fair Housing

12. The Mayor's Committee on Housing Resources

13. The Mayor's Code Committee

14. HUD, Nationally and Regionally

The Urban Planning Project will also continue to circulate the seven (7) publications.

1. Neighborhood Stabilazation

2. A Home of our Own

3. Mr. Mayor - Slum Ghettos in your City, Can we solve our Housing Dilemma?

4. Neighborhood - Where Human Rights Begin

5. A Guide to Programs for Better Homes and Neighborhoods

6. Atlanta Residential Patterns

7. A Report to the Mayor

Dear_____:

Attached hereto are extracts from the Southern Regional Council's Annual Reports giving the Urban Planning Projects Program since its inception. This is as a background for our meeting on January 31, 1969. It is hoped that we may evolve from our discussion your thoughts on how this project may have the most impact in this area.

If you will let me know what time your plane arrives on the evening of January 30th, I would like to meet the plane.

Sincerely yours,

Moreland Griffith Smith
FAIA
Director, U ban Planning Project

MGS/mv

THE URBAN PLANNING PROJECT

The Urban Planning Project has as its purposes to assess urban planning in therregion, to encourage involvement of all the community in progressive programs, to encourage local governments to make all services available on an equal basis, and to evaluate the policies of and cooperate with the several federal agencies. The project is directed by Moreland Griffith Smith, FAIA, and assisted by Susan Bresler.

Publications during the year were: Neighborhood Stabilization (a guide to a changing neighborhood); A Home of Our Own (a guide for the new home buyer); Mr. Mayor, Can We Solve Our Housing Dilemma? (a guide for civic leadership); and, yet-to-be-published, studies of housing in Atlanta and of neighborhood housing and community improvement volunteer efforts.

The Project staff has been heavily involved in professional consultations with the leadership, official and unofficial, of a number of communities and with several of the local and state Councils on Human Rèàations. They have been requested and are giving professional analyses to the overall urban planning efforts of six southern cities. There have been a number of consultations with persons in the rggional and national office of the Department of Housing and Urban Developments, as well as a meeting with Secretary Weaver. The staff and the Executive Director have worked with the staff of Doxiadis and Associates and have conferred with Dr. Doxiadis. From the conferences may come a proposal for an

experimental metropolitan regional study.

In the hopes of encouraging a more realistic curriculum for students of architecture and urban planning, there have been several meetings with university faculties, particularly those of the Universities of Pennsylvania and North Carolina. We hope to continue and expand this work.

The Urban Planning Project epitomizes the SRC dilemma and opportunity: how, with very limited staff and resources, to develop programs that make a difference. We are encouraged with the first years's experimentation.

THE URBAN PLANNING PROJECT

As with several other projects, the Urban Planning Project has been essentially a one-man operation, directed by Moreland Griffith Smith since its inception in late 1965.

While as a planner Mr. Smith has done some significant consulting work for the leadership of several southern cities, the main emphasis has been an attempt to have a broader influence on urban planning than can be afforded with a city-by-city consultative approach.

Special effort has been made to reach appropriate officials in the Department of Housing and Urban Development on both the national and regional levels. Some attention, too, has been given to national professional groups. In several instances, the project has worked in cooperation with other programs and individuals within SRC. This has been true especially with the Projects in voter education and community organization. Also, Mr. Smith, as an architect, joined with Mr. Boone in a very significant consultation with officials in Kentucky concerning the building of a new state prison there.

During the year there has been continued consultative work on codes as they affect low cost housing, an ambitious report prepared for the Mayor of Atlanta on future urban planning for the area with emphasis on abolishing ghettos, and in several instances consultants and materials have been provided to con-

cerned groups in "transitional" neighborhoods.

Currently, the project is exploring the idea of providing, through SRC and other agencies, considerable assistance to the cities in the region involved in the Model Cities Program, with emphasis on providing assistance to those people in the communities most affected by this program. Initial exploration is being done in Charlotte. Public and private groups in a number of cities have expressed interest and, at this point, the exploration is being done with the assistance of the regional and national offices of HUD.

THE URBAN PLANNING PROJECT

This project will attempt, with both short term and long term programs and goals, to slow the trend toward establishing ghettos and to develop positive programs to reverse that trend. Major emphasis will be on offering technical assistance to urban planners and other public officials. (This is already being done in one city in Florida) We shall attempt also to offer assistance to the appropriate departments of the federal government and to study, analyze, and interpret the role of these departments. Special attention will be given to the regional and state offices of these departments. Consultative services will be available to local groups who wish to develop an interest in this area and to those who wish to stabilize a changing neighborhood or those who want to begin the process of neighborhood integration. Programs concerned with neighborhood improvement will also be assisted. An incidental but important part of this project will be to work with schools of architecture and urban planning in curriculum development to see that planners now being trained will have a better understanding of the necessary technical and social aspects of adequate urban planning. To direct this project we have been fortunate to secure Mr. Moreland Griffith Smith, FAIA. An architect formerly of Montgomery, Alabama. Mr. Smith has been at work since November and the progress to date is most encouraging.

SITE CRITERIA FOR SECTION 202

(Low Moderate Income Housing)

1. Depends to an extent on who the sponsor is.

2. Must be near (within walking distance by a 76 year old person) of all shopping needs especially a competitive grocery.

3. Must be on public utility lines electric, sewers, water.

4. Must be on or near public transportation

5. No obnoxious neighbors, for example, all night drive-ins, etc.

6. We (and the tenants) prefer downtown or close-in sites. One near a regional shopping center sometimes suffices. This is where the elderly who are seeking independent living choose on their own.

7. No workable program necessary

8. We like for the site to be close to the church that is sponsoring it.

January 5, 1966

Dr. Frances R. Cousens
22065 West 8 Mile Rd. - Apt. 328
Detroit, Michigan 48219

Dear Dr. Cousens:

Fred Routh tells me of a study you did on voluntary associations of the poor, your PhD dissertation.

The Urban Planning Project is about to begin assisting neighborhood groups with housing and community improvement programs. Your insights would be especially valuable in this work. Would it be possible for me to have a copy of your study?

Sincerely,

Moreland Griffith Smith FAIA
Director, Urban Planning
Project

~~Sanders~~ Atlanta Univ. Library

March 27, 1966

Miss Edith Sanders
Trevor Arnett Library
Atlanta University
Atlanta, Georgia 30314

Dear Miss Sanders:

Under separate cover I am forwarding the August 1965 copy of EBONY which you so kindly lent us. Thank you so much for your trouble.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

Aspen, Colorado trip

May 25, 1966

Aspen Intrastate Airline
Aspen, Colorado

Gentlemen:

I would like to make a reservation on your Aspen Intrastate Flight 101, leaving Denver at 3:45 pm, arriving Aspen 4:30 pm for Wednesday, July 27, 1966. I will be arriving in Denver on Braniff Flight 66 from Dallas, Texas, that same afternoon.

My return reservation should be on Aspen Intrastate Flight 204, leaving Aspen at 2:25 pm, arriving Denver at 3:10 pm on Sunday, July 31, 1966. Your flight will connect with Braniff Flight 67 which departs Denver at 3:45 pm and arrives in Dallas at 5:19 pm.

I would prefer tourist if possible; if your airline is single class then please confirm me for that seat.

Hoping to hear from you soon, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

May 31, 1966

National Housing Center
National Association of Home Builders
1625 L Street, NW
Washington, D. C.

Gentlemen:

I would like information on buying a home with particular emphasis on the selection of the house (what to look for to determine structural condition), finance (including the hidden costs of buying and an explanation of what "closing costs," etc. are) and maintenance. I understand you have a pamphlet "How to Buy a Home" which might be of interest to me. If you have this material in simple lay terms I would prefer it.

Sincerely yours,

(Miss) Jerry Dell Gimarc
Administrative Secretary
Urban Planning Project

May 31, 1966

U. S. Government Printing Office
Washington, D. C. 20402

Gentlemen:

I would like information on buying a home with particular emphasis on the selection of the house (what to look for to determine structural condition), finance (including the hidden costs in buying and an explanation of what "closing costs," etc. are) and maintenance.

Sincerely yours,

(Mrs.) Jerry Dell Gimarc
Administrative Secretary
Urban Planning Project

May 31, 1966

Federal Housing Administration
Department of Housing and Urban Development
Washington, D. C. 20411

Gentlemen:

I would like information on buying a home with particular emphasis on the selection of the house (what to look for to determine structural condition), finance (including the hidden costs of buying and an explanation of what "closing costs," etc. are) and maintenance. Also I would like information about FHA loans, what the requirements are, who may apply and what conditions are attached. What are the regulations about buying an FHA (or VA) repossessed house, where one may obtain a listsof such houses and who is available to talk with those interested in buying these houses. If you have any of this information written in simple form and lay terms entirely I would prefer this.

Sincerely yours,

(Miss) Jerry Dell Gimarc
Administrative Secretary
Urban Planning Project

May 31, 1966

Mr. George E. Pettengill, HAIA
Librarian
American Institute of Architects
1735 New York Avenue, N. W.
Washington, D. C. 20006

Dear Mr. Pettengill:

Mr. Moreland Griffith Smith, FAIA, suggested I contact you regarding information on buying a home. In particular I am interested in suggestions on the selection of the house (what to look for to determine structural condition), the ins and outs of finance (including the hidden costs of buying and an explanation of what "closing costs," etc. are) and estimates of the maintenance requirements for various kinds of houses. We would appreciate any material which you might send us or suggest to us, particularly that which might be stated in simple lay terms.

Sincerely yours,

(Mrs.) Jerry Dell Gimarc
Administrative Secretary
Urban Planning Project

Aspen Institute for Humanistic Studies

May 31, 1966

Mr. Alvin C. Eurich
President
Aspen Institute for Humanistic Studies
P. O. Box 219
Aspen Colorado 81611

Dear Mr. Eurich:

Thank you very much for dispatching the letter to Dr. Doxiadis and for holding the other for his arrival. I appreciate your help most sincerely.

I am sorry to hear that Aspen Meadows is completely booked for the last week in July. I accept gratefully your offer to arrange other accommodations. I would like a minimum single room for the nights July 27 - 30. I will arrive by air Wednesday evening July 27th and depart the afternoon of Sunday July 31st.

I am looking forward to my trip to Aspen and to learning more about the programs of the Aspen Institute.

With all best wishes, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

RENT SUPPLEMENT PROGRAM

Public Information Guide and Instruction Handbook

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20411

FHA No. 2504
MAY 1966

June 7, 1966

Kiplinger Washington Editors, Inc.
1729 H Avenue, NW
Washington, D. C.

Dear Sirs:

Would you please send me a copy of your booklet "Before You Buy a House" by Robert Marshall. I have enclosed a check for $1.95 for the publication.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg
Enclosure

Mrs. Alexander, would you please make out a check for this book for me.

Thanks,

Aspen Institute for Humanistic Studies

June 21, 1966

Aspen Intrastate Airline
Aspen, Colorado

Gentlemen:

On May 25th I wrote you requesting reservations on your airline for the following times:

July 27	Flight 101	Denver to Aspen
July 31	Flight 204	Aspen to Denver

I have not heard from you and I need to have these reservations confirmed in order to complete my other travel arrangements.

Hoping to hear from you shortly, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg
Encl.

United States of America

Congressional Record

PROCEEDINGS AND DEBATES OF THE 89th CONGRESS, SECOND SESSION

Vol. 112 WASHINGTON, TUESDAY, JUNE 21, 1966 No. 101

RACIAL DISCRIMINATION AGAINST NEGRO AND OTHER MINORITY GROUP SERVCEMEN AND THEIR DEPENDENTS IN OFF-BASE HOUSING—STATEMENT BY SENATOR HART AND REPORT BY DEPARTMENT OF DEFENSE

Mr. HART. Mr. President, on June 10, 1966, it was my privilege to appear before the Subcommittee on Constitutional Rights of the Committee on the Judiciary in support of S. 3296, the proposed Civil Rights Act of 1966. At that time I submitted for the hearing record a report by the Department of Defense entitled "Racial Discrimination Against Negro and Other Minority Group Servicemen and Their Dependents in Off-Base Housing."

I ask unanimous consent that my statement and the Department of Defense report be printed at this point in the RECORD.

There being no objection, the statement and report were ordered to be printed in the RECORD, as follows:

TESTIMONY OF SENATOR PHILIP A. HART BEFORE THE SUBCOMMITTEE ON CONSTITUTIONAL RIGHTS OF THE SENATE JUDICIARY, JUNE 10, 1966

Mr. Chairman and members of the Subcommittee, as the primary sponsor of S. 3296 and a co-sponsor of S. 2923, I appreciate this opportunity to appear before the Subcommittee in support of these bills.

Although encouraging progress in civil rights has resulted from the enactment of recent civil rights acts and the Voting Rights Act of 1965, much remains to be done before the democratic ideals upon which our country was founded become a reality for all of our people.

The President recognized this fact in his recent message on Civil Rights when he stated that "no civil rights act, however historic, will be final. We would look in vain for one definitive solution to an injustice as old as the nation itself."

The importance of S. 3296 lies in the possibility it offers of further alleviating discrimination in three vital areas—the administration of justice, education and housing. Who is to say which is more important? All three areas are but parts of this whole complex problem. While we may analyze and study one area separately, we must never forget that every advancement reveals the interrelationship of all aspects of civil rights. It is impossible to deal with the employment problems of Negroes without also taking into consideration discrimination in education, training, housing, and personal security.

Titles I, II, and V are designed to modify our system of administering justice so as to tighten the protection of physical security of all Americans and assure them of equal justice under the law.

In some regions the record of continuing violence against the advancement of equal rights is frightening.

The primary purpose of such terror and violence becomes crystal clear when we see its effects extending far beyond the victims and encompassing the entire community. No Negro American failed to understand the intended message carried in the photographs from Mississippi in yesterday's newspapers.

Every assault, every murder, every bombing which goes unpunished, has encouraged and reinforced efforts to stop the advancement of equal rights through violence and intimidation. Such assaults on the free exercise of constitutional rights constitute a compelling reason for immediate enactment of proposals such as Title V which is designed to insure that all who work for and advocate equality are protected from interference and violence.

Titles I and II are concerned with assuring equal opportunity to participate in jury service by strengthening the constitutional guarantee that accused persons will be judged by impartial juries. It is generally agreed that a jury drawn from people of different backgrounds, races and religions, a jury from which their peers have not been arbitrarily excluded, would be most likely to adhere to this constitutional mandate. Opponents of this provision argue that we should be very careful about tampering with the jury system, one of our basic institutions. I suggest that the jury system as originally conceived has already been tampered with by the widespread practice of omitting members of certain groups from juries. Because of the variations among our people, it is highly unlikely that a jury system which systematically excludes members of a certain race or group could provide the type of impartiality contemplated in the Constitution.

The weaknesses of the administration of justice are dramatically portrayed in the failure of juries to convict killers of dedicated civil rights workers. Without the possibility of conviction in this area, there is encouragement for such crimes to multiply. A strong jury system is essential to deter future violence of this type.

The Attorney General has stated that at the time of the Meredith shooting on Tuesday at least 15 lawmen were within yards of him. Yet the fact that the presence of these officers did not prevent the shooting is an indication that Congress should tighten the laws relating to administration of justice to the point where no man can mistake that justice will be prompt, effective and unwavering.

It was in this spirit that S. 2923 was introduced by Senator DOUGLAS and the cosponsors. In this proposal we have attempted to provide the statutory provisions we believe required to completely handle the breakdown of machinery for the fair administration of justice. This goes beyond the Administration's bill. But I believe the events of the past few days underline the reasons why it is important that this Subcommittee and the Congress review proposals such as the following:

1. The removal of certain types of prosecutions from state courts to the federal courts.

2. Provisions for civil indemnification of those killed or injured because they participated in lawful civil rights activities.

3. The removal of defendants from jurisdictions where a breakdown of effective justice has occurred.

4. More direct and automatic methods of reaching the problem of jury exclusion.

Both bills contain provision for broadening the power of the Attorney General to permit him to institute suits for the desegregation of schools and public facilities. The continued slowness of the school desegregation effort speaks more clearly than ever why there should be little disagreement over this long delayed provision.

Finally, S. 3296 contains a provision against discrimination in the sale, rental and financing of housing.

Most of the opposition to this proposal is based on the argument that it represents an unconstitutional interference with property rights. This argument was also made with respect to the public accommodations provision of the Civil Rights Act of 1964. However, expreience has shown that this provision was the effective and the constitutional way to accomplish the national goal of equal access to public accommodations.

In the metropolitan areas of our country are many independent local jurisdictions. In many such metropolitan complexes there are two or three state jurisdictions. I can think of no greater problem than attempting to coordinate the adoption of local fair housing ordinances or state statutes to cover residential and rental housing in these independent jurisdictions.

The opportunity for manipulating real estate markets in a situation where one local jurisdiction has an effective fair housing ordinance and others do not are obvious.

Clearly, uniform national action is required. Many of the metropolitan problems—freeway location, downtown renewal, outdated educational facilities—are compounded by the open practice of closing new rental and homeownership opportunities to Negro families.

It would seem to me the very economics of expanding the potentials for homebuilding and apartment construction to fill the obvious market available for better homes and apartments for these families would mean that the real estate and home construction industry would welcome a uniform and effective national policy.

Certainly we will never rebuild the American city to its fullest economic and human potential until we have met squarely this problem of housing discrimination.

I know, Mr. Chairman, you and other members have expressed grave doubts concerning the constitutional powers available to the Congress to enact such a statute. I hope that the excellent legal memorandum prepared by the American Law Section of the Library of Congress would be a part of this hearing record. I have reviewed Mr. Doyle's discussion of the powers available under the Commerce Clause and the 14th Amendment and believe that he has fairly established that Congress does have adequate constitutional basis for enacting this statute under the Commerce Clause, and possibly under the 14th Amendment.

We had much this same argument two years ago in discussing Title II of the Civil Rights Act of 1964, the public accommodations title. The Court upheld our actions under the Commerce Clause. I believe this would occur if we enact Title IV of the proposed bill.

Some weeks ago I asked the Department of Defense to prepare a report for this hearing on the problems faced by Negro enlisted personnel and officers of the Armed Services in finding adequate housing for their families in off-base housing.

I would submit this entire report for the record. I believe it speaks eloquently of the problem we attempt to meet in Title IV.

Attorney General Katzenbach referred to a few instances mentioned in this study, and I would like to read an excerpt from it:

"Adequate, decent off-base housing for Negro personnel in the Armed Forces is the most stubborn and pervasive form of segregation and discrimination affecting Negroes in the Army, Navy (including the Marine Corps) and the Air Force. The problem is nation wide. It is encountered in the North, as well as the South. It is along the Atlantic, as well as the Pacific Coast, and it is also found in the Middle West."

The report states further:

"Commanders at 102 Defense installations (43%) reported that their men encountered many forms of severe discrimination in seeking either to buy or rent. They were refused rental houses and apartments because of their color. They were required to live at places distant from their duty stations, in inferior dwellings in deteriorated neighborhoods and often charged inordinately high rentals and often when attempting to purchase the price would be doubled. It was reported that 39 trailer parks situated near the 235 installations refused to accept Negro soldiers, sailors and airmen."

Mr. Chairman, I close my statement with the observation that we live in the midst of many anomalies which are difficult for our citizens, let alone the people of the world, to understand.

But perhaps the most difficult one, and the one that must clearly be resolved in the year 1966, is our nation's willingness to call a man to serve in Vietnam without regard to the color of his skin while being unwilling to see that when he approaches a rental agency or a real estate office near his base he is treated as any man wearing the uniform of his nation should be treated.

REPORT: "RACIAL DISCRIMINATION AGAINST NEGRO AND OTHER MINORITY GROUP SERVICEMEN AND THEIR DEPENDENTS IN OFF-BASE HOUSING," JUNE 2, 1966

The Department of Defense and the Military Departments place high priority on the housing available to Armed Forces personnel and their dependents. This applies to the quarters provided on-base by the Services and to the housing required off-base in the communities adjacent and near defense installations. The kind and quality of housing afforded our personnel is an important factor affecting morale and military effectiveness.

The adequacy of off-base housing for military personnel is measured by specific criteria:

1. Proximity of housing to the duty station.

2. Cost of housing. When the rental costs, including utilities (except telephone) exceeds the maximum allowable housing cost, the unit is considered inadequate. Under certain conditions costs of transportion to and from the duty station are considered part of the total housing cost.

3. Physical condition and environment. The unit must be a complete dwelling unit with private entrance, with bath and kitchen for sole use of the occupants, and so arranged that both kitchen and bedrooms can be entered without passing through bedrooms. The unit must be well constructed and in good state of repair with heating and kitchen equipment provided, and it must be located in a residential area which meets acceptable standards for health and sanitation and which is not subject to offensive fumes, industrial noises, and other objectionable features. The unit must be adequate in size for military families.

The problem of adequate housing for military personnel takes on added significance when other facets of his situation are recognized. First, the soldier, sailor or airman is not in a community by personal choice, but because of the necessary requirements for the nation's security and defense. Second, the frequency of change of duty station places an additional serious hardship on the serviceman and his family in terms of adjustments, dislocations and uprooting. Assuming normal crcumstances a civilian employee and his family come to a community, locate a home, puts their children, if any, in school, establish a relationship with the institutions and their services, adjusts to the social and physical environments and sinks roots in the community. Stability and relative permanence is achieved. The situation for military service personnel is quite different. The Army states that their personnel move on the average every 2½ years, while the Navy moves its personnel every 3 to 3½ years. This means that there is a high frequency of mobility causing the soldier, sailor and airman and their families to pull up tent and roots, move to a new community and start all over again the process of searching for and locating housing, establishing new relationships, having the children adjust to new schools and school situations. In fact, they must start all over again.

The very nature of the process incident to adequate housing with frequency of change is a difficult matter of accommodation and adjustment. Add to this segregation and discrimination based on race and color and the difficulty becomes compounded and aggravated. Adequate, decent off-base housing for Negro personnel in the Armed Forces is the most stubborn and pervasive form of segregation and discrimination affecting Negroes in the Army, Navy (including the Marine Corps) and the Air Force. The problem is nation-wide. It is encountered in the North, as well as in the South. It is along the Atlantic, as well as the Pacific Coast, and it is also found in the Middle West.

Since 1963 the Department and the Military Services have given increasing attention to eliminating every vestige of segregation and discrimination in the Armed Forces, both on-base and off-base in the communities near defense installations. In 1963 the United States Commission on Civil Rights published a Staff Report—Family Housing and the Negro Serviceman.[1] The report reflected the findings of the Commission's staff on the patterns of discrimination and segregation in housing to which the Negro soldier, sailor and airman had been subjected.

In June 1963 the President's Committee on Equal Opportunity in the Armed Forces, in its Initial Report,[2] called attention to the difficulties and problems experienced by Negro servicemen in their quest for housing in communities near their duty stations. On the basis of the many complaints directly called to their attention, base commanders were seeking guidance in dealing with these difficult problems from the Chiefs of the Military Departments.

By March of 1963 the Department of Defense was sufficiently cognizant of the dimensions of the problem to take the first of its corrective actions. On March 8, 1963, DoD issued a Memorandum on Nondiscrimination in Family Housing[3] that, among other things, required that the leases for all family housing include a nondiscrimination clause consistent with the provisions of the President's Executive Order No. 11063 of November 20, 1962. The Memorandum also directed the housing offices at defense installations not to maintain any listings of housing units that were not available to all personnel without regard to race, color, creed or national origin.

A further step was taken on July 26, 1963, when the Secretary of Defense issued a Directive on Equality of Opportunity in the Armed Forces[4] clearly reaffirming and articulating the Department's commitment to equal treatment for all of its military and civilian personnel. The Directive said:

"It is the policy of the Department of Defense to conduct all of its activities in a manner which is free from racial discrimination, and which provides equal opportunity for all uniformed members and all civilian employees irrespective of their color.

"Discriminatory practices directed against Armed Forces members, all of whom lack a civilian's freedom of choice in where to live, to work, to travel and to spend his off-duty hours, are harmful to military effectiveness. Therefore, all members of the Department of Defense should oppose such practices on every occasion, while fostering equal opportunity for servicemen and their families, on and off base."

The Directive also provided the Military Commander with renewed and reinforced authority to deal with discriminatory conditions, including segregation and discrimination in housing, affecting his men off-base. It said:

"Every military commander has the responsibility to oppose discriminatory practices affecting his men and their dependents and to foster equal opportunity for them, not only in areas under his immediate control, but also in nearby communities where they may live or gather in off-duty hours. In discharging that responsibility a commander

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[1] U.S. Commission on Civil Rights Staff Report—Family Housing and the Negro Serviceman.

[2] The President's Committee on Equal Opportunity in the Armed Forces Initial Report, "Equality of Treatment and Opportunity for Negro Military Personnel Stationed Within the United States," dated June 1963.

[3] Memorandum dated March 8, 1963, "Nondiscrimination in Family Housing."

[4] Department of Defense Directive 5120.36, "Equal Opportunity in the Armed Forces," dated July 26, 1963.

shall not, except with the prior approval of the Secretary of his Military Department, use the off-limits sanction in discrimination cases arising within the United States."

Military Commanders provided with this new Directive of July 1963 began to give leadership through negotiation, conciliation and conference in getting the real estate industry in the adjacent communities to remove racial barriers in the housing field. In some few instances the commanders were successful in overcoming the resistance to accord equality of opportunity in housing to Negro servicemen. During 1964, the Office of the Deputy Assistant Secretary of Defense for Civil Rights conducted informal negotiations and conferences with the Intergroup Relations Office in the Federal Housing Administration with a view toward obtaining their cooperation in respect to alleviating discrimination against Negro servicemen in communities near defense installations. It was informally understood that they would lend their good offices in affected communities and would provide information upon request of the commanders as to the properties covered by FHA insured mortgage loans. On February 8, 1965[5] a formal understanding was arrived at in which the FHA agreed to maintain current listings with base commanders showing the housing units in their area covered under the provisions of the FHA and which were subject to Executive Order 11063. It was agreed to provide base commanders with a list showing properties which had been obtained through FHA mortgage insurances and were either being repossessed or placed in the default status because of default in the terms of the mortgage.

The Department of the Army on July 2, 1964 issued their Army Regulation "Equal Opportunity and Treatment of Military Personnel",[6] and the Air Force issued its revised Air Force Regulation on the same title on August 19, 1964.[7] The Navy in February 1965 issued its Sec Nav Instruction entitled "Equal Opportunity and Treatment of Military Personnel."[8] In each of the aforementioned documents, guidance was provided the commanders in reference to their responsibility in using their good offices and leadership resources to achieve equal and adequate housing for Negro and other minority group personnel in off-base housing.

Another action taken by the Department was in June and July 1964 when it undertook to obtain from state and local Commissions on Civil and Human Rights their cooperation in eliminating racial discrimination and making available their good offices in assisting local base commanders in carrying out their responsibility.[9] Twenty-four such state commissions agreed to participate in this effort. In spite of these actions the problem still persists.

In a recent survey required by the Department of Defense of 235 installations of the Army, Navy and Air Force it was found that Negro servicemen encountered discrimination in meeting their needs for off-base private housing. Commanders at 102 Defense installations (43%) reported that their men encountered many forms of severe discrimination in seeking either to buy or rent. They were refused rental houses and apartments because of their color. They were required to live at places distant from their duty stations, in inferior dwellings in deteriorated neighborhoods and often charged inordinately high rentals and often when attempting to purchase the price would be doubled. It was reported that 39 trailer parks situated near the 235 installations refused to accept Negro soldiers, sailors and airmen.

Even though our Base Commanders have exercised more affirmative leadership, mobilized community support, utilized existing state and local agencies in the field of civil and human rights the fact still remains that our Negro and other minority servicemen and their families still encounter racial discrimination in off-base housing. While there has been some substantial progress made in the reduction of this form of segregation and discrimination, it still remains the most pervasive and stubborn, morale impairing social evil confronting the Negro servicemen off-base.

Set forth below are brief descriptions of cases cited to the Department of Defense by the Military Departments as illustrative of the problems and difficulties encountered by Negro and other minority group servicemen in their attempts to obtain off-base housing:

ABSTRACTS OF CASE HISTORIES, OFF-BASE HOUSING DISCRIMINATION ENCOUNTERED BY MEMBERS OF THE ARMED FORCES

Case No. 1

The Commander of a Defense installation in the northeastern part of the United States says:

"An analysis of the housing conditions affecting Negro personnel reveals that white and Negro personnel of comparable economic status do not in fact enjoy equal opportunity for adequate off-base housing in this state, particularly in the vicinity of this installation. White personnel can rent or purchase a home any place they desire provided, of course, they can afford to pay the cost. There is little difficulty for white personnel to secure mortgage loans. Generally they need only a perfunctory credit check. Conversely, in order for Negro personnel to get a mortgage loan, credit checks are thorough, cumbersome, and delayed over a protracted period of time. As a result, Negro personnel find themselves forced to accept properties in predominantly Negro or mixed areas. Also, as a general rule, desirable housing for sale is about twice the cost for Negro personnel as for white personnel for the same piece of property. It can be readily seen that the high cost of desirable property places Negro personnel in a position of financial hardship considering the initial cost and the maintenance outlay."

Case No. 2

A Commander at an installation near the Nation's Capital states:

"An allegation was made by a Staff Sergeant that he was refused housing when he attempted to rent living quarters from a private apartment project that advertised in the base newspaper. He was told by the apartment management that they did not rent to Negroes. The matter was investigated and finding the facts to be substantially as alleged the base newspaper discontinued acceptance of advertising from this and any other private housing projects that might be identified with such a policy in the future."

Case No. 3

A commander at a Defense installation in a Southern state says:

"It is anticipated that off-base housing will not improve in the immediate future as concerns Negro personnel assigned to this station. This, in all probability, will be that last area to remain segregated, in the local area. The local community is essentially a resort community of a high level with careful and studious efforts to allow only the 'acceptable' modes of construction and occupancy in the primary areas of the city. In view of the fact that this is an area not fully covered by the proscriptions of the 1964 Civil Rights Act, the officials of the base are left to few devices except the power of persuasion. In the past, this effort, however skillfully applied, has not changed in a very serious condition."

Case No. 4

From a Defense installation in the northern region of the Middle West it is stated:

"In December 1965, a Negro Lieutenant complained that he was refused housing by ten landlords in the largest civilian community near this base because of his race. The Equal Opportunity Officer referred him to the Fair Housing Committee, with instructions to return if he did not get satisfaction. He did not return and elected not to file an official complaint."

Case No. 5

It is reported from an installation in the central northwestern portion of the United States that "During 1965, one of our Negro servicemen answered a newspaper add looking for living quarters for his family. The agent would not rent him the house when it was discovered that he was a Negro."

Case No. 6

In the north central United States, the Commander of a Defense installation states:

"A Negro Sergeant attempted to purchase a house through a real estate broker. When the broker realized the prospective purchaser was a Negro, he advised him that the owner of the home would not sell to a Negro. This complaint was referred to the Federal Housing Administrator at the nearest regional office who indicated that he would investigate this matter. Shortly thereafter, the Negro indicated he desired to withdraw the complaint as he had found another house to purchase."

Case No. 7

A Commander of a Defense installation in the central midwest of the United States says:

"Three cases of discrimination in off-base housing occurred in the Spring of 1955 in which military personnel assigned to this installation were involved. Two cases involved off-base housing and the third involved off-base trailer courts."

Case No. 8

The Commanding Officer of an important training center in the southwest reports:

"A female Negro nurse assigned to our hospital registered a complaint against one of the apartments in August 1965, alleging refusal by the manager to rent her an apartment because of her race.

"Another female Negro nurse rented an apartment in the largest city adjacent to this installation on February 3, 1966, making an advance payment of rent. On February 4, 1966 the apartment manager informed her that because of complaints from other tenant he was returning the advance rent and asking her to move. She was served with a three-day notice to vacate."

Case No. 9

The Commander of an important Defense installation guarding the security of the Nation's Capitol states:

"Off-base housing in the form of separate houses and/or apartments can be obtained within reasonable commuting distance. However, there are both apartments and separate houses where Negro personnel can

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[5] Memorandum dated February 8, 1965, "Family Housing Units Covered by Executive Order 11063 (Equal Opportunity in Housing)."

[6] Department of the Army Regulation 600-21 dated 2 July 1964, "Equal Opportunity and Treatment of Military Personnel."

[7] Department of the Air Force Regulation 35-78 dated August 19, 1964, "Equal Opportunity and Treatment of Military Personnel."

[8] Department of the Navy SecNav Instruction 5350.6 dated January 1965, "Equal Opportunity and Treatment of Military Personnel."

[9] Memorandum dated July 30, 1964, "State Commission on Civil Rights."

neither buy or rent. During the past year, three off-base housing complaints have been investigated with no solution provided nor available since the property constructed did not involve the use of Federal Government funds."

Case No. 10

From a Defense installation in the central midwest of the United States comes the report:

"On 27 October 1964, a serviceman enroute overseas complained that he had attempted to obtain parking space for his mobile home throughout the greater portion of this large metropolitan area without success. Trailer parks in local areas were also contacted and most professed to be "filled up." The serviceman departed for overseas on 12 November 1964. A desirable convenient site was obtained at ———, ———, however, the serviceman's dependents residing in the metropolitan community failed to accept same since they were now going overseas to join the serviceman.

"On 22 November 1965, a female officer attempted to rent in the ——— Apartments, in the community near the installation by telephone. She was advised that vacancies existed, however, upon arrival she could not obtain a commitment until further checking by the resident agent. Later she was advised all apartments were taken, that the last family was expected to move in within three weeks. The officer subsequently located an apartment in the nearby area.

"On 9 May 1966, a serviceman complained that he was unable to obtain suitable quarters for his family in the nearby community, though he did find and is occupying housing he describes as not suitable. This case is still being processed."

Case No. 11

From an important Defense installation along the Atlantic Coast in the northeastern United States it is reported:

"On 25 April 1966, a Staff Sergeant complained that he was unable to find a suitable trailer camp in which to place his trailer. At that time, the sergeant was given the names of six trailer courts in the areas near the Defense installation which were listed in base family services as trailer courts which did not discriminate against renters on the basis of race, creed, color or national origin. Shortly thereafter, he chose one of the six trailer courts in which to relocate his trailer and says he is very satisfied at this time.

"On 2 May 1966, a female officer complained that she was unable to rent an apartment in ——— Apartments, Inc. located in the adjacent community because of her race. She was advised that she had no redress under the existing laws. The law expressly excludes the sale or rental of houses, apartments and other dwellings as a place of public accommodation. The Federal Housing Administration office in the community has advised us that the subject apartments have not been financed by federal loans, nor have any loans to the apartments been guaranteed or insured by the federal government. The officer was advised that she had no redress under neither the Civil Rights Act of 1964, nor the President's Executive Order for Equal Opportunity in Housing."

Case No. 12

From a Defense installation in the southern portion of the United States, the Commander reports that:

"On April 7, 1965, a formal complaint was received from a serviceman stationed at the base against the owners of a newly built apartments in one of the cities adjacent to the installation. Inquiry revealed that these apartments were not subject to the Civil Rights Act of 1964, however, the officer received assistance in preparation of a formal request for suit over his own signature.

"On September 20, 1965, a 26 year old serviceman with four and one-half years service complained about off-base housing accommodations available to Negro military personnel and their dependents."

Case No. 13

The Commander from a large Defense installation in the southwestern United States reports:

"A Negro Lt. Col. on 7 December 1965, indicated that he had signed a contract with a large construction firm for the construction of a home. The president of the firm, refused to fulfill the contract after it was determined that the Negro Colonel desired to have the house constructed in a district that did not contain other Negro homes. The president of the company directly stated to the Commander that the construction would not be accomplished because of the Colonel's race.

"The Post Staff Judge Advocate provided assistance to the Negro Colonel in transmitting the circumstances to the FHA. In addition, the Commanding General wrote the Chamber of Commerce requesting an inquiry and corrective action. The Colonel departed for Vietnam without favorable resolution of the problem."

Case No. 14

From the same Defense installation, the Commander writes:

"A Sgt. First Class on 13 April 1966 contracted with the agent for a realty company for purchase of a home in a suburban community near the Defense installation. The Sgt. presented $250 as a contract binder on 17 April and offered additional funds to the builders. Subsequently, changes were made in the contract without the Sgt's agreement involving payment for certain miscellaneous services and materials. These additional requirements made it impossible for the Sgt. to comply with the new purchase price. This appeared to be a deliberate attempt by the owners to void the contract. A letter was initiated by the Sgt. to FHA providing details of the transaction and requesting assistance. The Commanding General has contacted the local Chamber of Commerce for assistance."

Case No. 15

From an important training center and military department school, the Commanding Officer reports:

"A Staff Sgt. on 12 April 1966 contacted a realty company in the community almost at the gate of the installation to rent a house. He was advised that the house could not be made available because of his race. He subsequently contacted another representative of the firm and was again denied consideration because of his race. The Commanding General of the installation advised the Mayor, the Secretary of the Board of Realtors, and the Biracial Civic Committee of the refusal to rent to the Negro Staff Sgt. and requested corrective action."

Case No. 16

An important Defense installation near the Nation's Capital reports:

"A Negro Lt. Col. during January 19, 1966 attempted to secure rental housing in two communities neighboring the installation and was denied because of his race. As a result of this denial the Negro officer found it necessary to purchase a home in another community further away from his duty station and incurring increased financial burdens because of the racial discrimination he had encountered.

"The Commanding Officer contacted the realtors and management personnel involved in the rental and sale of housing in the communities and communicated with various civic organizations in efforts to secure housing without discrimination for Negro applicants. Notwithstanding these efforts, except in the case of FHA-sponsored units, rental housing on a nondiscrimination basis is generally not available in the area near the defense installation."

From the same Defense installation the Commander reports that:

"A Negro Lt. Col. was scheduled to depart for Vietnam and desired to relocate his family from on-post quarters prior to his departure for overseas. He attempted to purchase a home in several communities near the base. His purchase application, however, was denied because of his race. The Colonel contracted in November for the construction of a home in another community and immediately left for Vietnam. The Commanding Officer of the base has authorized the continued occupancy of on-post quarters for the Colonel's family until completion of their home."

Case No. 17

A high-level official of one of the Military Departments in reporting on their findings of discrimination in housing in the farwest state said:

"One of the Military Departments made an extensive survey in order to determine family housing needs for the FY 1967. From data obtained in the survey, the department stated that 89 service members stated that their dependents did not accompany them to their present duty station because of racial discrimination in off-base housing. These persons were presently located in 13 states in every section of the country. An officer of one of the Military Departments says that the area in which discrimination is felt most severely is in off-base housing. Continuing, the officer said that although there has been a great deal of progress recently made in this area, the attitudes and practices of some realtors, landlords and home owners associations still reflect discriminatory policies."

Case No. 18

The Commander of one of the Defense installations in the West Coast stated that:

"Whereas families of minority groups are found in virtually all areas of the base city and the surrounding communities, it is a fact that Negroes are concentrated and located in one particular area. Trailer parks, with two exceptions, are not available to Negroes in the community and adequate housing is not available except in a particular area in a city near the base."

Case No. 19

From a Defense installation in a farwestern state the Commander reports:

"One man stated that, in the Summer of 1963, he arrived from overseas and attempted to contract for several rentals. On one occasion he was denied a rental because of his racial origin. Another man reported that, in May 1965, on two or three occasions he was told frankly that the landlords would not rent to him because he was a Negro.

"In another community, the Commander reported a complaint in which a Negro alleged discrimination in a trailer park because of his race. Another factor contributing to the refusal was the size of the serviceman's trailer which was too large for accommodation in the trailer park. The commander pointed out that some Negroes have to be separated from their families who can only find housing accommodations in a larger metropolitan community, thus causing additional expenses for increased commuting time, commuting expenses and family separation."

Case No. 20

The Commander of a Defense installation in the south says:

"Negro personnel do not have equal opportunity as to the location of adequate housing off-base, but in one of the com-

munities near the installation they do have equal opportunity in the quality of the dwellings.

"In another nearby community the Commander reports that all off-base housing for personnel in that area is substandard, inadequate and is separated from the white areas. Recently, however, new units of low cost for off-base housing has been built; 26 are designated for occupancy by whites and the remaining 14 are set aside for non-whites. As to trailer parks the commander says: Trailer parks in the area, with one exception profess to be nonsegregated. About one-half of them would probably accept colored tenants and the others, except one, grudgingly. One will positively accept only white tenants. The only specific complaint by an individual concerning housing involved a newly married officer of Mexican extraction and swarthy complexion, who was refused dwelling accommodations in white neighborhoods. He was transferred by headquarters as a solution to the problem. It is not believed that he would have been offered suitable housing in this area although the president of the local real estate board was brought in on the case. He was offered government housing which was refused."

Case No. 21

From another southern state the Commander of a Defense installation says:

"There is limited integration in housing. Segregation is practiced on an individual basis. The community is divided into the white community and the Negro community. Sales and rentals are handled on a racial basis and the majority of houses available to Negroes are below average. Negro visitors in housing occupied by whites are resented by landlords. Tenants may be evicted if they have Negro guests."

Case No. 22

From far away outpost of the United States, a Commander relates that "a large number of his military personnel, approximately 80 in number, reported experiencing difficulties in securing adequate rental housing. The command stated that the evidence was sufficient to conclude that discriminatory practices against Negroes by individual realtors and landlords is prevalent."

Case No. 23

The Commander of a Defense installation of a midwestern state says:

"The only apparent condition adversely affecting equal opportunity for military personnel and their dependents is off-base housing which tends to be segregated. Our off-base located Negroes live in areas that are predominantly all Negro. These areas are not created by governmental restrictions in any way, but are rather imposed by local property-home owners and real estate men whose personal prejudices and interests foster segregation. All other services and facilities are completely integrated. However, those facilities in predominantly all-white or all-Negro residential areas tend to be segregated. This segregation, it appears, is due to choice of the clientele and/or the owner, or operator, but not by local or state governmental directives.

"The letter from twelve officers assigned to various base activities addressed to the Secretary of Defense, dated 8 October 1965, also discusses the housing problem in the area near the base."

Case No. 24

The Commander of a Defense installation of a northern state says:

"Two complaints were received alleging that de facto discrimination exists, despite the command's requirements that the landlord or owner certify that they will not object to a person on the basis of color, creed or national origin when listed with the base housing office. The landlords involved were de-listed."

Case No. 25

The Commander of a Defense installation of an eastern state says that:

"Generally, segregation exists, either admitted or de facto, in the entire off-base housing community (20-mile radius). Housing available to Negroes is almost entirely limited to that located in time-honored Negro housing neighborhoods. Most personnel live in title 8 housing, now Public Quarters, adjacent to the base. Other apartments and homes are available. Usually there are few homes available for purchase by Negroes, and these are frequently in substandard areas. About half of all off-base apartment owners will rent to Negroes. There is no local "fair housing law" and there is general, passive resistance to any change in historically established general segregation by color.

"A Negro Sgt. was refused an apartment for rent in 1965 in this area and another Negro Sgt. was refused realty service."

Case No. 26

The Commander of an installation in a southern state says:

"Negro personnel are restricted to housing in the colored sections of the city. In most cases this is substandard. However, Negro personnel living off-base do so by their own choice in that Capehart housing is available with an average four to six weeks waiting period. In addition, there are no integrated trailer parks in this area."

Case No. 27

From another southern state, the Commander of a Defense installation says:

"In one area, 83% of the Negroes who have dependents presently live in public quarters. Only 55 live off-base. Housing is in segregated areas.

"Trailer parks and the 'for sale' and 'for rent' housing in one of the counties in this area remain largely segregated. The housing problem for Negro personnel at one of the camps in this area is mitigated to a degree by the availability of government housing. Approximately 10% of the government-owned trailers, now disposed of, were rented to Negro families in 1965. 88% of the Negroes who have dependents presently live in public quarters. There is a deficient military-civilian community housing market. An annual survey completed in 31 May 1963 confirmed a gross deficit of 4,224 adequate family housing units in the military and civilian communities."

Case No. 28

From another southern state the Commander says:

"New apartments are being constructed. It is reported that these are segregated, being located in either all-white or all-Negro neighborhoods.

"Local housing pattern has predominantly Nergo and white areas. Most housing available is on a segregated basis. The elimination of government trailers caused a problem since there was no other suitable available housing aboard the base. There are no trailer parks which lease to Negroes."

Case No. 29

A First Lt. of the Marine Corps tells in a letter to his Commanding Officer some of the details of discrimination encountered in the effort to get off-base housing:

"Since my arrival in this area on 6 January 1966, or there about, I have been trying to rent a house for myself and my wife, without success. As I stated to you when I made my request for a waiver of children requirement to Capehart, I had tried almost a dozen places. Over the phone, they all had places 'to show and rent.' However, upon seeing me in person, . . . 'have just rented or . . . nothing left.' As example:

"(a) A First Lt. who rented his place from a realty company, called the realtor and told him he had a friend, me, looking for a place to rent. The realtor's wife took the call as her husband was in the hospital for a few days. She stated they had two (2) places coming up for rent within the week, and I could have my pick; one at $105.00 per month and the other at $110.00 per month. She told the First Lt. to bring me by and she would talk to me about the apartments. When I met her in person . . . 'Don't know when they will be vacant.'

"(b) The manager and his wife, reside in one of the apartments. I went there with a First Lt. and ENS who wanted an apartment. There were two available, they took one. A week later, I called the manager and his wife answered the phone. I identified myself, she stated she remembered me. I asked what they had available in two bedroom apartments. She stated there were two (2) unfurnished and I could have my choice; (this was on Monday, 31 January 1966). I told her I would be down Wednesday to give a $50.00 deposit on one of the apartments. She said fine, she would hold one for me. The next day, I heard from the First Lt. telling me not to send a deposit as the manager stated . . . . 'We have nothing available.' I called the manager the following morning and asked him the reason for the sudden change. He simply stated . . . . 'Fella, we don't have anything nor do I know when anything will be available.' 'Fella' Nice address.

"(c) I was riding with a First Lt. and we made a wrong turn. I saw a sign 'House for Rent.' I called the mentioned number, and spoke to the realtor. He stated the house was for rent. I made an appointment to see the house that afternoon. The First Lt. drove me to the house. We got out of the car and approached the realtor. There was a smile on his face as he looked at the First Lt. When I spoke and introduced myself, the smile left. He showed us the house and told me he would 'call me tomorrow.' The call never came. I called his office for the next four (4) days. His secretary answered each time, and when I introduced myself . . . 'He is not in, I'll have him call you.' The call never came.

"(d) I made an appointment with a man of a realty company as a last effort to get housing (buy). Upon meeting me in person, he asked . . . . 'Are you a Syrian?" If you are, O.K., if not, we cannot rent to non-white skin people! He stated also . . . . 'The real estate men are not allowed to rent or sell to non-white skin people in this block of homes.' FHA Financing even.

"(e) And so it went with several other realty companies and a private house for sales, 'Nothing available'."

Case No. 30

Twelve commissioned officers of one of the Military Departments forwarded a memorandum to the Secretary of Defense via the chain of command and the Civilian Secretary of their Department in reference to racial discrimination and recommendations concerning the subject. Their comments on discrimination in housing are relevant. They said:

"We would all readily agree that this (housing) has been our greatest problem area. All of us are married, most have children, and we were all subjected to overt racial discrimination as we sought to find decent public housing for our families. In some cases, civilian advertisers who indicated to housing authorities that they would rent or sell without regards to race refused to accommodate us. We often saw white non-rated men move into facilities which were 'unavailable' to us. In many cases we were separated from our families for long periods as we watched persons reporting to the area after us acquire accommodations and rejoin

their families. Often persons have recommended 'nice colored' locations usually served by 'nice colored' schools which offer our children substandard education. Fortunately and unfortunately most of us have been given priority on the base housing list due to our 'handicap.' Whereas we realize that this was necessary, in fact we usually requested it; we take no pride in being given 'special consideration.' We simply want to be able to find decent housing just as easily (or with as much difficulty) as anyone else. When a door is slammed in our faces because we are Black, we feel that the full stature and determination of (the Military Department) should back us up. . . . It appears that something more than a half promise from a local official is needed. Often it is said that our situation is understandable and everyone sympathizes with us but very little can be done. . . . We suggest that the full economic and diplomatic weight of the government be brought to bear in areas where this problem is proven to be prevalent. (That would include most of the country). This has been suggested and in fact ordered in the past but the situation remains basically unchanged. We feel that if certain accommodations are not open to all military personnel, no military personnel should be allowed to acquire those accommodations. With regards to housing we are desperately in need of assistance and support.

Aspen Inst. for Humanistic Studies
Aspen, Colorado

June 30, 1966

Aspen Airways
Mr. C. L. Miller
Executive Vice President
Aspen, Colorado

Dear Mr. Miller:

Thank you for your letter of June 28th confirming my reservations on your flight 101 July 27th and Flight 200 July 31.

If possible I would like to charge my air fare. The Southern Regional Council has an American Express Credit Card (040 143 248 9) and an Air Travel Card, North America, issued by Eastern Airlines (EA 171175 n EA256470). Would it be possible to charge the fare to either of these accounts?

I will pick up my ticket upon my arrival in Denver.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

Aspen Institute for Humanistic Studies

June 27, 1966

Mr. Alvin C. Eurich
President
Aspen Institute for Humanistic Studies
Aspen, Colorado

Dear Mr. Eurich:

Today I received a reply from Dr. Doxiadis to the letter you forwarded to him for me. In my letter I requested a meeting with him to discuss the problems of planning for an open economy in the South. Dr. Doxiadis replied he would be happy to meet with me but that his schedule while in Aspen was being arranged by the Aspen Committee. He suggested that I contact the Committee to request an appropriate meeting time.

I would appreciate your help in forwarding my request to those planning Dr. Doxiadis' program while in Aspen. I will arrive the evening of Wednesday, July 27, and depart Sunday afternoon, July 31. While in Aspen I will be staying at Aspen Meadows.

Hoping to hear from you soon and with all best wishes, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg
Enclosures

Memo from **HENRY CLARK**

July 27 - 3e

Aspen Inn Hotel

11 - 24

Aspen Meadows - will write for information

Jerome Hotel

Aspen ~~Interstate~~ Intra Airlines

Aspen, Colorado

Write them.

ASPEN TRANSPORTATION ARRANGEMENTS

To be confirmed.

Wednesday, July 27

Lv Atlanta	10:30 am	Ar Dallas	11:16 am	Confirmed tourist
	DELTA 825			
Lv Dallas	12:40 pm	Ar Denver	2:20 pm	confirmed tourist 5/25/66
	BRANIFF 66			
Lv Denver	3:45 pm	Ar Aspen	4:30 pm	
	ASPEN INTERSTATE 101 (PX 101)			

Sunday, July 31

Lv Aspen	2:25 pm	Ar Denver 204	3:10 pm	
	ASPEN INTERSTATE ~~101~~ 204 (PX ~~101~~)			
Lv Denver	3:45 pm	Ar Dallas	5:19 pm	confirmed tourist
	BRANIFF 67			
Lv Dallas	6:55 pm	Ar Atlanta	9:37 pm	confirmed tourist 5/25/66
	DELTA 804			

Reservations made through American Express (Mr. Bradwell).

He will mail ticket approximately July 20th or one week in advance.

The reservations are to be made "tourist" wherever possible.

Bradwell is to find out about accommodations in Aspen and let us know as soon as possible.

The ticket is to be charged to SRC through the MGS American Express Credit Card.

P. O. Box 2[illegible]
Aspen, Colorado 81611
Area Code 303 – 925-7010

ASPEN INSTITUTE FOR HUMANISTIC STUDIES

Founded by Walter P. Paepcke 1949

May 27, 1966

Mr. Moreland Griffith Smith
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, Northwest
Atlanta, Georgia 30303

Dear Mr. Smith:

The envelope marked "Please Forward" has been sent to Dr. Doxiadis in Athens, Greece. I am holding the other for his arrival in Aspen.

Thank you much for your check for $100 to the Aspen Institute for Humanistic Studies. You are now a contributor member for 1966. Enclosed is a folder which describes the privileges of contributor members.

We at the Institute are most grateful to our contributor members who provide basic support which maintains the strength of the Institute.

Unfortunately, our rooms at the Aspen Meadows are completely booked for the period of July, when Dr. Doxiadis will be here. The date of the Convocation is Friday, July 29. However, we will be pleased to arrange other accommodations for you if you desire. Just let us know when you expect to arrive and depart and the kind of accommodations you need. We look forward to seeing you in Aspen.

Meanwhile, warmest regards.

Sincerely,

Alvin C. Eurich

Alvin C. Eurich
President

ACE:nb
Enclosure

Request minimum accommodations 27th - 30th - single room

rec'd 5/31/66

Aspen

Aspen Institute for Humanistic Studies

The Contributor-Member Program

The Contributor-Member Program

The Contributor-Member program is a means of broadening the impact of the Aspen Institute.

Numerous conference centers exist throughout the United States. The unique aspects of Aspen sessions are the level of participants and the small size of the seminars. The premise is that when conferences become conventions there is little chance participants themselves will be affected by a consideration of new ideas and a reconsideration of their own.

The Institute does not directly reach the "public" and will probably never desire to do so. This is one reason for the Contributor-Member program. It is a way of drawing persons into a spirit of inquiry through personal contact and experience. The materials selected for the program are important. Each Contributor-Member can share in the Aspen Idea and pursue independently what participants are pursuing in Aspen.

The second and related reason lies in the type of support which the program provides. Because of its commitment to man's self-understanding, the Institute must build upon individuals, and must be seen as worthwhile by them as well as by corporate donation policies. For this reason, support is forthrightly solicited from those persons and organizations who will grant it thoughtfully.

These two reasons merge into one when and if Contributor-Members find specific meaning in the program and take personal advantage of the physical and human resources which stand behind it.

Privileges and Conditions for Membership

The Contributor-Member program allows persons who believe in the goals of the Aspen Institute to share in the spirit and substance of its varied activities. Contributor-Members are continuously informed of all activities. They are sent materials of particular interest which are used by conference participants in Aspen sessions.

Seven yearly mailings bring to members:

1. All publications of the Institute, such as the Annual Report, specific conference brochures, news releases, shedule of events, and activities.
2. Specific materials from the "Man in 1980" conference series. These include reading kits, bibliographies, selected conference summaries and working papers.
3. Transcripts of important lectures and discussions (distributed exclusively to members).
4. Four books selected for their relevance to humanistic values and their contribution toward increasing man's self-understanding. Special introductions provide guidelines for thought.
5. Significant articles and publications appearing in books and magazines which deal with the humanities.

Members have the following additional privileges:

1. They may audit free of charge and when space is available a two-week Executive Program session each year. (All others, including alumni of Institute programs, will be charged $5 per session.)
2. They are given preferential treatment, when possible, at the Aspen Meadows lodgings.
3. They may request additional materials, such as daily summaries of discussions, for an activity of particular interest to them.

Conditions for membership are:

1. That all memberships be for individuals, not for companies or foundations.
2. That initial and continuing membership include a tax-exempt donation of $100 per year.

Aspen Institute for Humanistic Studies
Post Office Box 219
Aspen, Colorado 81611

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PEACHTREE-SEVENTH BUILDING, ATLANTA, GEORGIA 30323

Room 645

Office of the Regional Administrator
REGION III

June 30, 1966

Transcribe

Mr. Paul Anthony, Director
Southern Regional Council
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Paul:

Enclosed is a copy of a letter and program outline of Urban America which I hope will persuade you and Moreland Smith to attend the Princeton Conference. The sessions on Section 221-d-3 housing, in relation to the proposed housing plans of the Southern Regional Council, should be most informative and helpful in providing more such units in the south. Therefore, I am asking you, without knowing your budget situation, to have Moreland Smith attend the conference on July 12 and 13.

As you know, Moreland, Harry Adley and I are in the process of drawing up a housing proposal for SRC, and the information of the Princeton Conference should make it possible for SRC to move faster and with authority in developing better sites in Region III of HUD. Moreland has had a conference with key members of our staff relative to the SRC working in six selected cities and we welcome the cooperation of your private agency. His involvement with and concern for our programs will promote the possibility of a better southland.

It is doubtful that I will attend the Princeton Conference because the Central Office of HUD has not requested that I attend. It may be that our Central Office will conduct its own orientation program for staff members, excluding FHA staff members who have already been informed about the Rent Supplement Program by Central office personnel. If there is a change, I will let you know.

Cordially yours,

Bob

Robert A. Thompson
Intergroup Relations Officer

ORA:RAThompson:gl
6-30-66

Enclosure

CONSUMER BULLETIN

FHA MORTGAGE INSURANCE

For Rental And Cooperative Housing For Families Of Low And Moderate Income

FHA No. 221
Revised June 1966

FOREWORD

There are a number of families whose incomes are too high for public housing, but not high enough to compete for adequate housing in the private market. Some of these families have been forced into the market because of urban renewal or other governmental action.

To help these families obtain housing at prices they can afford, the Federal Housing Administration insures mortgages on special terms under the provisions of Section 221(d)(3) of the National Housing Act.

To keep the rents within the means of the people for whom the housing is intended, the Act authorizes a mortgage interest rate below the current market rate on FHA-insured mortgages.

Priorities for occupancy are given to families displaced by governmental action. Other families whose incomes are within the limits established by FHA also can qualify for occupancy, as can single elderly or handicapped persons. The terms of the program are summarized in this consumer bulletin.

ELIGIBLE MORTGAGES

Proposed new construction, and existing properties requiring rehabilitation, with five or more units may be eligible for mortgage insurance.

Mortgages on acceptable existing projects not requiring rehabilitation, with five or more units, may be refinanced if the mortgages are presently insured by FHA.

WORKABLE PROGRAM REQUIREMENT

Projects must be located in a community having a "Workable Program" which has been approved by the Administrator of the Housing and Home Finance Agency and certified by him to the FHA Commissioner.

A workable program is an official community plan for dealing effectively with slums and blighted areas. It is an assurance that neighborhoods will be preserved, improved, or rehabilitated, and that the community has a plan of action which will insure sound development of the area.

A workable program certification must be in effect at the time a commitment is issued. If such certification was in effect when FHA accepted an application with fee, but has since expired, it remains effective for purposes of issuing a commitment.

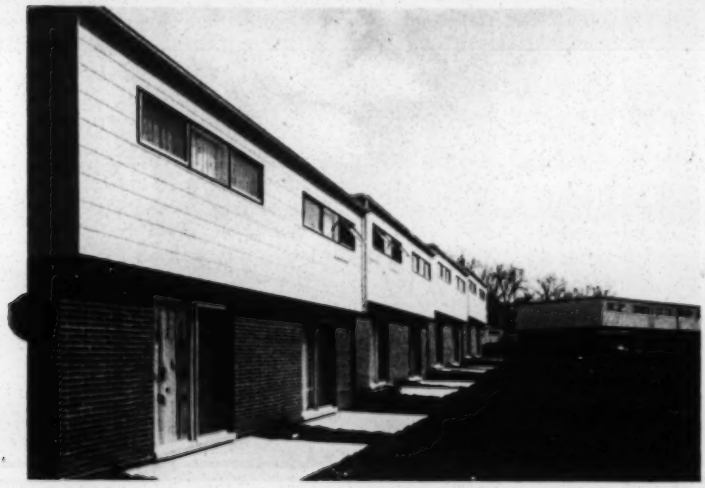
INTEREST RATE

A mortgage insured under Section 221(d)(3) may carry a market interest rate (at the present time not more than 5½ percent) or a below-market rate. This consumer bulletin outlines primarily the below-market interest rate provisions of the section.

Under these provisions, the interest rate during construction may be as high as the established FHA maximum

interest rate at the time of construction. Upon final endorsement of the loan, the interest rate will be lowered to 3 percent. FHA waives the mortgage insurance premium of ½ percent for projects with this low interest rate.

To provide financing at the below-market interest rate for Section 221(d)(3) projects, the Federal National Mortgage Association is authorized to purchase the mortgages under the FNMA Special Assistance Program.



ELIGIBLE MORTGAGORS

Projects may be developed by public agencies (except local housing authorities that obtain their funds exclusively for public housing from the Federal Government) or by cooperatives (including investor-sponsored), private nonprofit corporations or associations, or limited distribution corporations, or other mortgagors approved by the FHA Commissioner.

Nonprofit and Builder-seller Mortgagor

A nonprofit mortgagor is a corporation or association organized for purposes other than the making of profit for itself or persons identified with it and found by FHA to be in no manner controlled by or under the direction of persons or firms seeking to derive profit from it.

A builder-seller mortgagor is a special type of limited distribution mortgagor organized to build or rehabilitate a project and sell it, immediately upon completion, to a private nonprofit organization at the certified cost of the project.

Public Mortgagor

A public mortgagor is a Federal instrumentality, a State or its political subdivision, or an instrumentality of a State or of its political subdivision, which certifies that it is not receiving financial assistance exclusively for public housing from the Federal Government and which is acceptable to the FHA.

Limited Distribution Mortgagor

A limited distribution mortgagor is a corporation restricted as to distributions of income by the laws of the State of its incorporation (or by FHA) - or a trust, partnership, association, individual, or other entity restricted by law or by the FHA as to distributions of income - formed exclusively for the purpose of providing housing and regulated as to rents, charges, rate of return, and operating methods in a manner satisfactory to the FHA.

Cooperative and Investor-sponsor Mortgagor

A cooperative mortgagor is a nonprofit cooperative ownership housing corporation approved by FHA. Permanent occupancy is restricted to the members, and eligibility and transfers of membership are subject to FHA controls.

An investor-sponsor mortgagor is a special type of limited distribution mortgagor organized to build or rehabilitate a project and transfer it to a cooperative. If the project is not sold to a cooperative within two years after completion, the investor sponsor will operate it as a limited distribution corporation, for the purposes authorized.

MORTGAGE LIMITATIONS

For public agencies, cooperatives (including investor sponsored), and non-profit sponsors, mortgages on new construction may not exceed the replacement cost of the project; on rehabilitation projects, the estimated cost of rehabilitation plus the value of the project before rehabilitation; or if refinancing is involved, the estimated cost of rehabilitation plus the amount required to refinance the outstanding indebtedness. For limited distribution mortgagors, mortgages may not exceed 90 percent of these amounts.

The mortgage on any project is further limited by such factors as family income limits established by the FHA, and debt service considerations.

The maximum mortgage term is 40 years or three quarters of the FHA estimate of the remaining economic life of the property, whichever is less.

The maximum mortgage amount is $12,500,000. The mortgage on any project is limited by construction costs and median income figures established by FHA for the area. Information regarding these limitations for a particular area may be obtained from the local FHA insuring office.

WORKING CAPITAL

Public and Private Limited Distribution Projects: If advances are to be insured during construction, two percent of the original principal amount of the mortgage will be required as working capital. This fund must be deposited with the mortgagee by the mortgagor and must come from sources other than mortgage proceeds.

Cost certification is required.

Prevailing wage requirements must be met.

Private Nonprofit Projects: An allowance of two percent to make the project operational, in lieu of working capital, may be included in the mortgage.

FHA CONTROLS

With respect to rent, carrying charges, and occupancy requirements, FHA controls will be maintained until the insured mortgage is paid in full. To prevent early refinancing and release of FHA controls, full or partial prepayment of the insured mortgage without approval of the FHA Commissioner is prohibited, except that limited distribution mortgagors may pay in full after 20 years from the date of final endorsement without such approval.

All housing financed under the program must operate in accordance with regulations as to rentals, charges, methods of operation, and occupancy requirements set forth by the FHA.

Occupancy is limited to families and to elderly or handicapped individuals of low and moderate income, with preference being given to displacees.

Projects may be sold only with the prior approval of FHA and subject to prescribed conditions.

EQUAL OPPORTUNITY IN HOUSING

FHA regulations under the President's Executive Order 11063 of November 20, 1962 require that housing provided with FHA assistance be made available without discrimination because of race, color, creed, or national origin.

The regulations prohibit any person, firm, or group receiving the benefits of FHA mortgage insurance or doing business with FHA from practicing such discrimination in lending or in the sale, rental, or other disposition of the property. Violations may result in discontinuation of FHA assistance.

One- or two-family dwellings which have been occupied by the owner are exempt from the regulations; but if the purchaser of such a home wishes to finance it with an FHA-insured mortgage the lender may not refuse to make the loan because of the buyer's race, color, creed, or national origin.

OTHER FHA CONSUMER BULLETINS

- *FHA No. 106* — *FHA Mortgage Insurance for Veterans*
- *FHA No. 206* — *FHA Insured Loans for Major Home Improvement*
- *FHA No. 208* — *FHA Home Mortgage Insurance*
- *FHA No. 227* — *FHA's Cooperative Housing Program*
- *FHA No. 246* — *FHA Experimental Housing Program*
- *FHA No. 247* — *FHA Mortgage Insurance on Housing for the Elderly*
- *FHA No. 415* — *FHA's Rental Housing Program*
- *FHA No. 428* — *FHA Financing for Home Purchases and Home Improvements*
- *FHA No. 428-A* — *An FHA "Quick Guide" to Buying a Home*
- *FHA No. 467* — *FHA Forbearance Provisions*
- *FHA No. 491* — *FHA Mortgage Insurance on Condominiums*
- *FHA No. 512* — *Title I Property Improvement Loans*
- *FHA No. 528* — *FHA Mortgage Insurance for Urban Renewal*
- *FHA No. 696* — *FHA Nursing-Home Mortgage Insurance*
- *FHA No. 770* — *A Comparison of FHA Home Improvement Programs*
- *FHA No. 793* — *FHA Assistance for Home Trade-Ins*
- *FHA No. 895* — *FHA and the Home-Buying Serviceman*
- *FHA No. 2575* — *Digest of Insurable Loans*

Information contained in this publication is subject to regulatory and statutory changes.

THE FHA IN BRIEF

Since its establishment in 1934, the Federal Housing Administration has written mortgage and loan insurance aggregating $107 billion, covering 8 million homes, more than a million living units in multifamily projects, and nearly 28 million property improvement loans. FHA has helped more than 37 million families improve their housing standards and conditions.

Congress provided the FHA mortgage and loan insurance system to encourage improvement in housing standards, to promote sound financing practices in the housing field, and to act as a stabilizing force in the mortgage market. The FHA is self-supporting through income derived from fees, insurance premiums, and investments, and its insurance reserves are well over a billion dollars.

The Agency does not build houses or lend money. It [illegible] only as an insurer of privately made loans from ap[illegible]ed lenders.

In addition to its original programs of insurance for home improvement loans, home mortgages, and multifamily rental housing mortgages, FHA now insures mortgages through its 76 field offices on land development; housing for families of low and moderate income; housing in urban renewal areas; housing for the elderly or handicapped; nursing homes; cooperative housing; condominiums; experimental housing; housing at military installations; and long-term loans for major home improvements.

In over 31 years of operation, FHA has significantly influenced the location, volume, and kind of housing built in the United States. The agency has helped to make the low-downpayment, long-term, fully amortized mortgage the standard in mortgage lending.

The soundness of the FHA concept has been demon[illegible]ated over the years, and millions of mortgage and prop[illegible]y improvement loans insured by FHA have been made by banks, building and loan associations, mortgage companies, and other FHA-approved lending institutions. By protecting these lenders against loss, FHA insurance enables them to advance credit on more liberal terms than might otherwise be available to families with moderate means.

The FHA-insured mortgage also is marketable on a national scale. This fact helps to keep localities supplied with mortgage money by enabling lenders to sell mortgages in return for new supplies of cash.

In 1947, the Federal Housing Administration was made a constituent agency of the Housing and Home Finance Agency. In 1965, it was made a part of the Department of Housing and Urban Development.

The cover photograph is a view of the interior court of the St. Francis Square Community Apartments, Western Addition, in San Francisco, California. The project received an Award of Merit in the multifamily housing category in FHA's 1963 Awards for Residential Design.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
Washington, D.C. 20410

U.S. GOVERNMENT PRINTING OFFICE : 1966 O—220-246

For sale by the Superintendent of Documents, U.S. Government Printing Office
Washington, D.C., 20402 - Price 5 cents

July 6, 1966

National Association of Purchasing Agents
9 Park Place
New York, New York

Gentlemen:

Would you please send me a copy of the speech given by Henry Ford II at the 51st Annual Convention of the National Association of Purchasing Agents in Detroit on May 3, 1966?

Thank you.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

July 19, 1966

Mr. David Bird
President
KING-BISON
247 Atlantic Avenue
Boston, Massachusetts 02100

Dear Mr. Bird:

I read of your company's conversion of South End Boston houses into apartments for middle income families in the National Committee on Tithing in Investment newsletter.

I am interested in privately sponsored rehabilitation projects, their methods, successes and failures. I would appreciate any material you might have on your own rehabilitation efforts and any advice you would give to others as far as the difficulties they face, the possibilities for completing such a project successfully and economically and the problems of human relations they will face.

Looking forward to hearing from you, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

YOUR
ATLANTA
CHAMBER OF COMMERCE

1300 COMMERCE BUILDING P. O. BOX 1740 ATLANTA, GEORGIA 30301

Invitation to Membership

We accept your invitation to join ranks with Atlanta Area businessmen to keep our city progressive.

We subscribe $50.00 Please bill us ☐ annually ☒ semi-annually

Firm Name SOUTHERN REGIONAL COUNCIL Phone 522-8764

Address 5 Forsyth Street, N.W.

Type of business Research Date 7/19/66

Signed Moreland G. Smith, FAIA Title Director, Urban Planning Project

NOTE: DUES ARE PAYABLE IN ADVANCE AND ARE CONTINUOUS UNLESS CANCELLED IN WRITING IN ADVANCE OF DUE DATE. THEY ARE DEDUCTIBLE FROM FEDERAL AND STATE INCOME TAXES AS A BUSINESS EXPENSE. DUES INCLUDE SUBSCRIPTION TO ATLANTA MAGAZINE.

July 19, 1966

Mr. Andrew F. Euston, Jr.
Director, Urban Programs
The American Institute of Architects
The Octagon
1735 New York Avenue, N.W.
Washington, D. C. 20006

Dear Andy:

It was good to see you in Princeton and to have had our "bull session." I know you will do a fine job in your new role. Please keep me posted.

Your letter of July 6, 1966, was forwarded to me here from Montgomery. Could you get your secretary to change her records to P. O. Box 494, Atlanta, Georgia, 30301 and relay this address to McGraw-Hill so that the book will be sent here rather than to Montgomery!

Looking forward to seeing you again, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

THE AMERICAN INSTITUTE OF ARCHITECTS

The Octagon • 1735 New York Avenue, N.W. • Washington, D. C. 20006 • EXecutive 3-7050

July 6, 1966

Mr. Moreland Smith
303 Washington Avenue
Montgomery 5
Alabama

Dear Mr. Smith:

I have recently replaced Paul Spreiregen, to whom you wrote to obtain his book. McGraw Hill will send you a copy promptly, I presume. We do not have the books at the Octagon proper.

It is challenging to be with the Institute in my new role. I look forward to seeing you, Bill Metcalf and all my other colleagues in this new role.

Sincerely yours,

Andy

Andrew F. Euston, Jr.
Director, Urban Programs

SRC Stationery

Dear Andy

It was good to see you in Princeton and to have our "Bull Session". I know you will do a fine job in your new role. Please keep me posted.

Your letter of July 6, 1966 was forwarded to me here from Montgomery. Could you get your

Secretary to change here records to
PO Box 494 Atlanta Georgia 30307
and relay being the books sent from
McGraw Hill here rather than to
Montgomery!

Looking forward to seeing you
again, Sam,

Sy

MEMORANDUM

TO: THE LADIES

FROM: MORELAND GRIFFITH SMITH, FAIA (DREAM DEPARTMENT)

DATE: JULY 19, 1966

SUBJECT: SRC FACILITIES

As I reviewed SRC facilities at Paul's request to find space for on coming staff, one thing seemed overwhelming and that is the "lousy" condition of the Ladies Room and the snack facilities.

Shortly we anticipate getting in a carpenter to help get some space made more useable. If after the essentials have been bitten into and in case I can get the "Old Man" to approve a snack bar project and/or a Ladies Room refurbishing, what would you ladies feel should be included in this, giving order of importance?

Thanks,

National Association of Purchasing Agents, Inc.

11 PARK PLACE, NEW YORK, N.Y. 10007

TELEPHONE: CORTLANDT 7-3677 (AREA CODE: 212)

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July 19, 1966

Mr. M. G. Smith
Southern Regional Council, Inc.
5 Forsyth Street N.W.
Atlanta 3, Georgia

Dear Mr. Smith:

We are very sorry but we do not have a copy of the talk given by Mr. Henry Ford at our Annual Banquet.

Copies of this talk are available from our Public Relations Consultants, Burke & Corbin Associates, Inc., and by copy of this letter we are asking them to send a copy on to you.

Thank you for your interest.

Very truly yours,

F. J. Winters

F. J. Winters,
ASST. SECRETARY-
ADMINISTRATION

FJW:ob
cc: Burke & Corbin

Rec'd 7/21/66

7/15/66
Louisville, Ky MS
Courier-Journal

UL Appoints Urban Studies Center Director

A former special assistant to the governor of Massachusetts has been appointed director of the new Urban Studies Center at the University of Louisville.

Dr. Joseph Maloney, 40, will take over the position Aug. 15. For the past two years he has been a Ford Foundation consultant to the government of Nigeria.

The Center, authorized by the UL board of trustees at the beginning of the year, will have three primary functions: conducting research into the nature of cities and urban life, providing service to the community and developing instructional programs to train civil administrators.

Maloney received a doctor's degree in political science in 1955 from Fordham University in New York and taught there until 1960, when he was appointed special assistant to John Volpe, then governor of Massachusetts.

While in the governor's office he made an extensive study of public transportation in the Boston metropolitan area and did several regional planning studies.

In Nigeria he helped set up an institution for training high-level civil servants in public administration at the University of Ife in Ibadan.

July 19, 1966

Dr. Joseph Maloney
Director
Urban Studies Center
University of Louisville
Louisville, Kentucky

Dear Dr. Maloney:

It was with pleasure that I read in the Louisville Courier-Journal of your appointment as director of the new Urban Studies Center at the University of Louisville. Welcome to the South and to the challenges and opportunities of your new position.

The Southern Regional Council initiated an Urban Planning Project the first of this year for the purposes of exploring ways and means of aiding city governments in planning for an open economy and of working with the disadvantaged to gain consideration for their needs in the planning process. We are working slowly in these directions through a broad program of consultation, analysis and publication.

We are very interested in your plans for the Urban Studies Center and its emphasis. Any information you have at this time would be greatly appreciated, and I hope you will remember us as your Center develops.

Should you be in Atlanta in the next year, please let me know. I would like to meet you and discuss with you the problems confronting the urbanizing South.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg
Enclosures

July 20, 1966

Office of Public Affairs
Public Housing Administration
Washington, D. C. 20413

Gentlemen:

Please send me a copy of the address by PHA Commissioner Marie C. McGuire on March 3, 1965, on the "Lavanburg" formula for merging low-income families in housing.

Sincerely yours,

Jerry Dell Gimarc
(Mrs. Benjamin M. Gimarc)
Urban Planning Project

/jdg

July 21, 1966

Mr. F. J. Winters
Assistant Secretary - Administration
National Association of Purchasing Agents
11 Park Place, ~~New York~~
New York, New York 10007

Dear Mr. Winters:

We appreciate your forwarding our request for Mr. Henry Ford's speech to Burke & Corbin. We hope to receive it soon.

Thanking you, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

July 22, 1966

Miss Alice Dwyer
Burke & Corbin Associates, Inc.
200 Park Avenue
New York, New York 10017

Dear Miss Dwyer:

I received today the copy of the talk made by Henry Ford II at the annual banquet of the National Association of Purchasing Agents. Thank you for your very prompt attention in sending this on to me after my request to NAPA.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

July 25, 1966

Mr. Samuel J. Simmons
Director of Field Services Division
U. S. Commission on Civil Rights
1701 Pennsylvania Avenue, N.W.
Washington, D. C. 20425

Dear Sam:

Enclosed are two expense vouchers for expenses while on the Alabama SAC. When I was in Washington back in January I requested one of the young ladies to check any meetings I attended for which I had not turned in an expense voucher. I never heard from her. Although I thought there were more than these I can't find my notes on them. I would appreciate your attending to this for me.

With all of the best wishes and hoping you will let me know ahead of time when you come to Atlanta so that we might have you out to the house, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA

MGS/jdg
Enclosures

PHILIP A. HART
MICHIGAN

file

COMMITTEES:
COMMERCE
JUDICIARY

United States Senate

WASHINGTON, D.C.

July 25, 1966

Paul
for In for
all

Mr. Moreland G. Smith
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia

Dear Mr. Smith:

Thank you very much for taking the time to let me know of your support for S. 3296, the proposed Civil Rights Act of 1966.

You may be interested in seeing the statement I made before the Senate Constitutional Rights Subcommittee.

With best wishes,

Sincerely,

Philip A. Hart

Enclosure

Rec'd 8/4/66

MEMORANDUM

TO: ED DAUGHERTY

FROM: MGS

DATE: July 26, 1966

Sorry you and Marjorie did not get to chat re the landscape execution

Here are the items she was to cover:

1. Front lawn is full of rocks and clay lumps.

2. Time to mow lawn? Grass is getting high.

3. Replace dead ivy in front. Water! Ivy just planted looks mighty wilted.

4. Do you think any pruning should be done over front walk where bushes are low and hide house?

5. Any pruning over back walk where bushes obstruct walking and rear balcony?

6. Day lilies to be planted

7. Shouldn't lawn be fertilized? I think it is called for in contract and Mr. Monroe said it should be done once a month.

8. Is Monroe to do something about hedge vine?

9. Drain pipe in back.

10. Back yard light.

11. Finish lamp post and sprig around it.

12. Fix broken concrete around garbage can.

13. Hump at north gate.

I will call you when I get back in town.

Best wishes,

Moreland

P.S. I want to discuss possible monetary credits on delays and neglect as well as allowances for items living. Would like to get with you for discussion prior to our seeing Monroe.

M.

July 26, 1966

Mrs. Henry King
1138 South Rio Vista Boulevard
Fort Lauderdale, Florida 33316

Dear Mrs. King:

Thank you so much for your letter. I feel sure that Mr. Ulmer will contact you! Mr. Ulmer is out of the office at present, and I am leaving in the morning. Your letter with a carbon copy of this letter will be on top of his desk when he returns Friday morning. I am also requesting Miss Bresler to emphasize the importance of his contacting you upon arrival.

I am delighted you have not completely forgotten the scrapbook. It would be most helpful if you could find time to get this project in order and up-to-date. It could be used profitably in so many ways.

Hoping to see you again, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg
CC: Mr. Ulmer

July 26, 1966

Mrs. Eleanor Dulles
Springhill Road
McLean, Virginia

Dear Eleanor:

We have finally gotten settled into our new home! Marjorie and I are most anxious for you to visit us and stay as long as we can get you to light!

We would never impose a deep South summer vacation on anyone, therefore after October 1st any time that suits you suits us.

Please set a time and consider it a commitment.

I am trying to get the enclosed photo reautographed. Would you please contribute yours?

Much love,

Moreland

MGS/jdg

July 26, 1966

The Honorable Lister Hill
United States Senate
Washington, D. C.

Dear Senator:

I was delighted to see in the American Hospital Association notice of July 22, 1966, that you will receive the American Hospital Association's first Award of Honor on August 29th. It is MOST DESERVED! I wish I could be there to give personal congratulations.

With all of the best wishes, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA

MGS/jdg

Battelle Memorial Institute · COLUMBUS LABORATORIES

505 KING AVENUE COLUMBUS, OHIO 43201 · AREA CODE 614, TELEPHONE 299-3151 · CABLE ADDRESS: BATMIN

July 27, 1966

Mr. Moreland G. Smith, FAIA
Director
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Thank you for your recent letter in which you request further information on our low-cost housing project for American Indian families. The project to which you refer was sponsored by the Office of Economic Opportunity in Washington. Consequently, we are not priviledged to provide detailed information regarding the development of low-cost housing in this project. In addition to evaluating the need for housing, consideration was given to determining (1) the type of financing scheme possible, (2) a method for reducing unemployment on the reservation, (3) a method for improving income on the reservation and (4) the type of program necessary to maximize community action in providing opportunities for self improvement.

Since you have an interest in low-cost housing, we would be most interested in discussing any particular problem you might have in this field. Our Construction Economics Group at Battelle has been involved with housing research for some time and is quite familiar with the major efforts in this country and the Caribbean area to develop self-help low-cost housing. If we can be of assistance to you, we would appreciate the opportunity to meet with you at your convenience.

Very truly yours,

John R. Hagely

John R. Hagely, AIA
Construction Economics Group
Department of Economics and
Information Research

JRH/jm

Al:
For Info
Moreland

MEMORANDUM

TO: PAUL ANTHONY

FROM: MORELAND GRIFFITH SMITH, FAIA

DATE: AUGUST 1, 1966

SUBJECT: COMMUNITY AND NEIGHBORHOOD ORGANIZATIONS

It is proposed that community organizations in Washington, D. C., Baltimore, Maryland and Philadelphia (West Mt. Airy), Pennsylvania be analyzed for background experience and potential for neighborhood efforts at creating stable interracial communities.

Although there have been a great many examples of group action to cope with the problems of social change within our settlements it is my opinion that the three communities mentioned contain the best and most varied experiences within this field.

One interesting element common to each of these organizations is the leadership:

Washington, D. C.: Mrs. Margery Ware
Executive Secretary
Neighbors, Inc.
6400 Georgia Avenue, N.W.
Washington, D. C. 20012

Philadelphia, Pa.: Mrs. Ruth Steele
Executive Secretary
West Mt. Airy Neighbors
7139 Cresheim Road
Philadelphia 19, Pennsylvania

Baltimore, Md.: Mr. Edward L. Holmgren
Executive Director
Baltimore Neighborhoods, Inc.
One Charles Center
Baltimore 1, Maryland

Because Mrs. Ware will be leaving Neighbors, Inc. shortly, I would suggest starting with Washington, D. C.

Although the successes and failures of these organizations have apparently not followed any consistent pattern, a primary purpose of this three-city analysis would be to determine the reasons for successes or failures.

It seems to me that the greater part of the information and insight about the community efforts in each city exists entirely in the memory of the director of the organization. A professional writer could take these personal experiences and informal observations

TO: PAUL ANTHONY DATE: AUGUST 1, 1966

combine them with all additional data and analyze the course and contributions of each community group. He would, in addition, be able to draw out the similarities between the groups and derive constructive generalizations regarding the creation of effective neighborhood stabilization programs. If these case studies are not documented the value of the experiences will be lost.

It is hoped that this analysis in depth would cover the following areas:

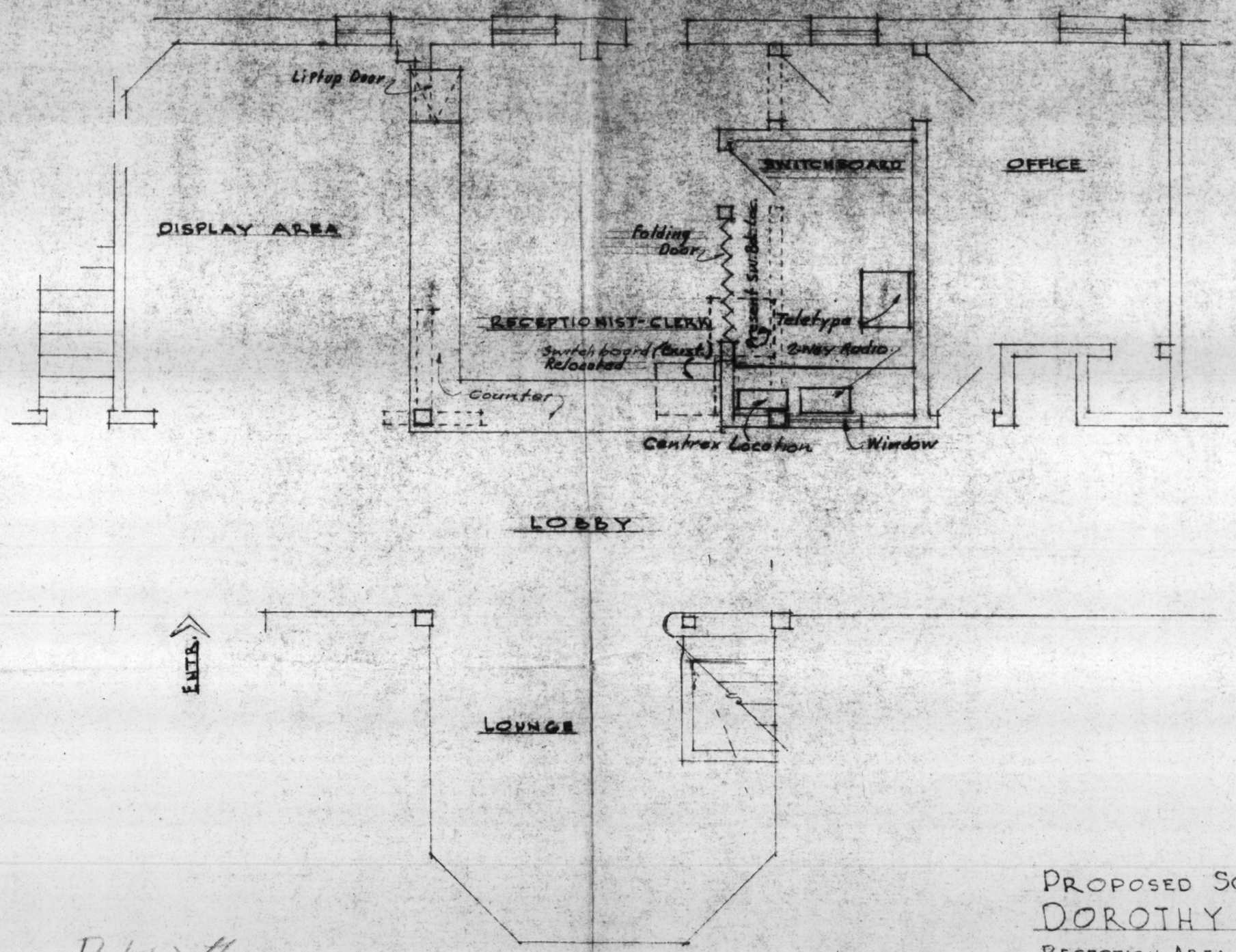
Historical background
Strategy of the organization
Leadership
Politics
Economics
Human relations (individual, group, race)
Pre-existing organizations
Subsequently created organizations

In each case it is important to point out (1) the degree of success and failure and the reasons for these results, (2) where each organization is now and where it is headed, and (3) what are pertinent recommendations for others who may want to attempt similar programs.

It is my opinion that the "community personality" has affected the results in each case. I hope that the three studies can be published separately along with a fourth booklet. This concluding study would cover the common attributes of the three experiences and suggest patterns of community organization which would be helpful to cities in the South.

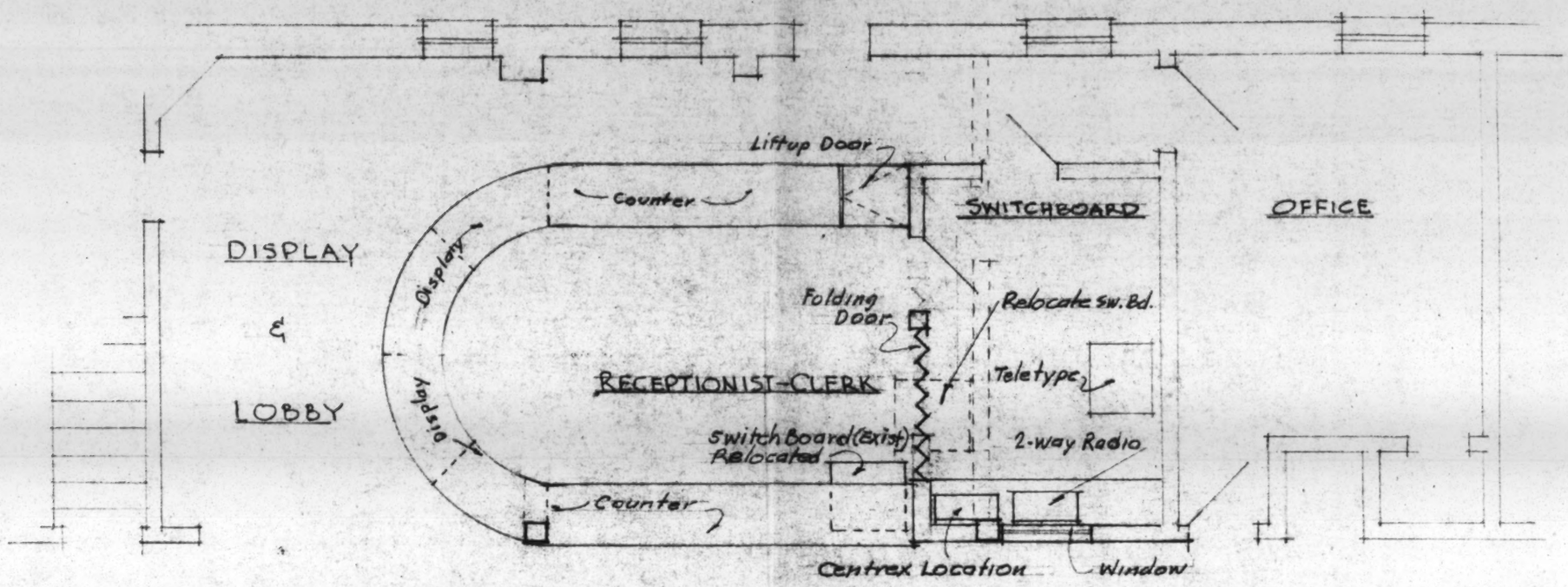
To summarize, spontaneous and effective group action aimed at stabilizing our cities during the transition brought about by the present social revolution is an important part of urban development peculiar to our time. These experiences should be recorded to stimulate others more lethargic into action.

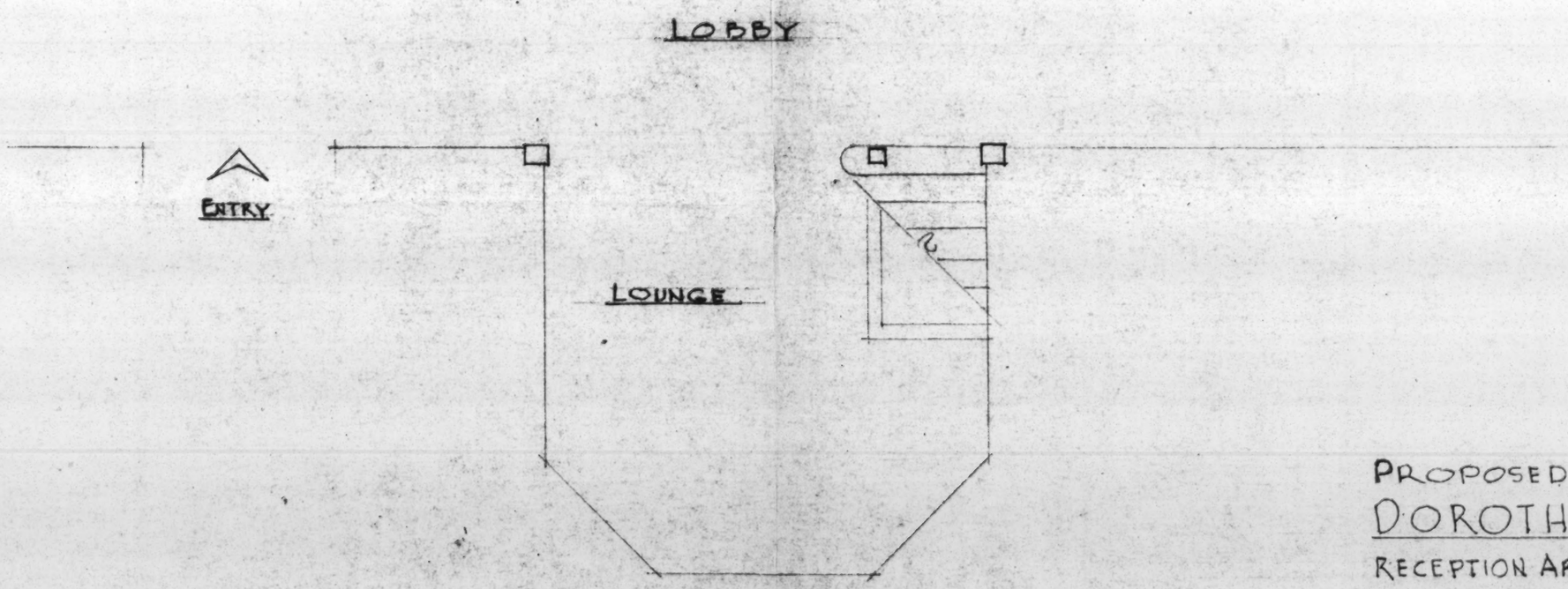
Therefore, I request approval of funding for the employment of an independent writer to implement the outlined four-element study.



PROPOSED SCHEME #1
DOROTHY HALL
RECEPTION AREA-SWITCHBOARD
SCALE 1/4" = 1'-0" AUG. 2, 1966
DESIGNED: J.W.J. JR
DRAWN: C.D.C.

Put with
File copy of
letter





PROPOSED SCHEME #2

DOROTHY HALL

RECEPTION AREA-SWITCHBOARD

SCALE 1/4"=1'-0" AUG. 2, 1966

DESIGNED: JWJ, JR

DRAWN: C.D.C.

Twentieth Century Fund
330 West 42nd Street
New York 36, New York

Mr. August
Heckscher,
Ex. Dir.

August 4, 1966

Twentieth Century Fund
330 West 42nd Street
New York 36, New York

Gentlemen:

Please let me know the cost of MEGALOPOLIS: THE URBANIZED NORTHEASTERN SEABOARD OF THE UNITED STATES by Jean Goltman.

Thanking you, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

August 4, 1966

Mr. Don C. Kyle
P. O. Box 424
Montgomery, Alabama

Dear Don:

Thanks very much for the copy of your memorandum to Moreland, Jr. Someway or other in the moving from Montgomery to Atlanta we have at least temporarily misplaced Moreland's copy of his insurance policy. Could we get another copy, at least a dummy or sample of the same policy?

Looking forward to hearing from you on this, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA

MGS/jdg

August 4, 1966

Mr. John R. Hagely, AIA
Construction Economics Group
Department of Economics and Information Research
Battelle Memorial Institute
505 King Avenue
Columbus, Ohio 43201

Dear Mr. Hagely:

Thank you very much for your letter of July 27th. Would it be possible to send me some literature on your Institute and what it has done in the past and what is available in published literature. My project is a three-year research project in what has been done in urban renewal and housing. I would be very interested in what you have undertaken.

Also if it is possible for you to tell me who in OEO had charge of your project so I could see if they are going to publish anything on the American Indian family housing.

Thanking you, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

August 4, 1966

Dr. Alvin C. Eurich
President
Aspen Institute for Humanistic Studies
Aspen, Colorado

Dear Dr. Eurich:

I want to thank you very much for arranging for me to have the conference with Dr. Doxiadis. This was very successful, and I have another appointment to see him in October when he comes to the United States. I hope that we will be able to work out some sort of joint venture together.

I am forwarding under separate cover a few recent publications of SRC. If there are any other items listed under "Publications" which you would like to have please let me know. Enclosed with this letter are some editorials which Ralph McGill wrote on Aspen and which I thought you would like to see.

With all best wishes and hoping to see you in the near future, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg
Enclosure

August 4, 1966

Mrs. William E. Stevenson
Box L
Aspen, Colorado

Dear Mrs. Stevenson:

Our conversation at Mrs. Stein's Saturday evening was most enjoyable. Enclosed is a copy of the article by Mr. John W. Gardner which I mentioned but was able to recall at the time where I had seen it.

Also I am forwarding under separate cover some recent publications of SRC which I hope you will find interesting.

I am hoping to structure a southeastern study on urban planning similar to Dr. Doxiadis' thesis in his recent book URBAN RENEWAL AND THE FUTURE OF THE AMERICAN CITY. I have another meeting with Dr. Doxiadis scheduled for October. Here's hoping this will materialize!

Hoping to see you again, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

August 4, 1966

Mrs. Henry L. Stein
McLain Flats
Aspen, Colorado

Dear Mrs. Stein:

I want to thank you for the most delightful evening last Saturday in Aspen. Your architectually interesting home so magnificently sited and the lovely company and stimulating conversation made a wonderful evening. As I am sure you know I have a high regard for Dr. Doxiadis, and it was indeed a pleasure to be with you on this memorable occasion.

With all best wishes and hoping that you may call on us in Atlanta sometime, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

August 4, 1966

Mr. John Jackson
Institute Architect
Department of Buildings and Grounds
Tuskegee Institute
Tuskegee Institute, Alabama

Dear Mr. Jackson:

RE: Dr. Foster's letter of August 2nd.

I agree with Dr. Foster's suggestion!

Sincerely yours,

Moreland Griffith Smith, FAIA

MGS/jdg/SRC

August 2, 1966

Mr. John Jackson
Institute Architect
Department of Buildings
and Grounds

Dear Mr. Jackson:

In view of the apparent continuing increase in construction prices and the letter from Mr. Metcalf regarding a possible 20% increase in hospital construction costs by the time we begin work on the John A. Andrew Hospital, I am wondering if we ought not to submit a revised estimate of cost to the State Planning Board for the two projects we hope will be financed, in part, under the Higher Education Facilities Act? These are: the Administration Building and the Physical Education Building.

I shall appreciate your views on this.

Kind regards.

Sincerely yours,

L. H. Foster
President

LHF/abr
cc: Mr. Logan
Mr. Moreland Smith ✓

cc Dr Foster

Dear Mr Jackson

Re Dr Foster letter of Aug 2nd.

I agree with Dr Foster's suggestion!

Ed

August 4, 1966

Dear Mr. Jackson:

Your drawings covering the Reception Area - Switchboard have been received. I am enclosing two rough sketches for your consideration.

In both I strongly recommend the placing of the in-clerks counter directly in front of the main entry!

Second, I feel that the moving of the stair to the coffee shop would give a more dignified impression to the reception clerk's counter plus a better, safer, more attractive access to the coffee shop.

Third, I feel that a commodious lounge (14' x 30') plus solarium (10' x 15') would be most desirable added features to Dorothy Hall!

The main difference between my #1 and #2 sketches are the position of the position of the telephone room. In #1 it is behind the recetionist clerk area and in #2 it is across the lounge from the proposed lounge area.

If there is no technical (telephone company) reason why the in-switchboard has to be adjoining the telephone room then I personally prefer sketch #2.

Another possibility (see sketch #3) in case you can't sell the commodious lounge on the first floor would be to place the clerk in front of the entry, the telephone room in back of that and the manager's office where the receptionist is at present.

In any case the main point now is to complete the position of the centrex equipment. If you want to go into this further I suggest you telephone me.

Sincerely yours,

Moreland Griffith Smith, FAIA

MGS/jdg/SRC
Enclosures

August 4, 1966

Dr. Luther H. Foster
President
Tuskegee Institute
Tuskegee Institute, Alabama

Dear Dr. Foster:

Thank you for your letter of August 2nd and the enclosure of the article by P Perloff. I take the Journal of the American Institute of Planners from which the article was reprinted. I would be very interested in any further information on RFF and its publications.

Sincerely yours,

Moreland Griffith Smith, FAIA

MGS/jdg/SRC

August 5, 1966

Joint Urban Program
Executive Council
Episcopal Church Center
815 Second Avenue
New York, New York 10017

Gentlemen:

I have your Spring 1966 issue of "Church in Metropolis" and find the cover by Sister Mary Corita extremely handsome and effective. I see from your note on the cover that this is the first of a series of four covers which she is designing. Please send me one copy of each cover in the series.

Thank you,

Moreland Griffith Smith, FAIA

MGS/jdg

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL HOUSING ADMINISTRATION

WASHINGTON, D.C. 20411

August 8, 1966

Mr. Moreland Griffith Smith, FAIA
Director
Urban Planning Project
Southern Regional Council, Incorporated
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Attached is a summary report on our rehabilitation work in New York City under the Experimental Housing Program.

I hope this fulfills your request of June 27 addressed to Mr. Lee.

Very truly yours,

Neil A. Connor

Neil A. Connor, Director
Architectural Standards Division

Attachment

August 23, 1966

Miss Joan Whinihan, Executive Secretary
Seattle Chapter, AIA
1100 Denny Way
Seattle, Washington 98109

Dear Miss Whinihan:

I noted in the August AIA Journal an account of the booklet of advanced publicity and follow up press coverage of the occasion of Dr. Constantinos Doxiadis' visit to your Chapter. Could I obtain a copy of this booklet as sent to the Octagon?

Thanking you, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/lc

SOUTHERN REGIONAL COUNCIL, INC.
5 FORSYTH STREET, N.W., ATLANTA 3, GEORGIA

August 24, 1966

Mr. Richard Granat
Office of Economic Opportunity
Washington, D. C.

Dear Mr. Granat:

It is my understanding that the O.E.O. has conducted a study on low-cost housing for American Indian families. I believe this study covered need, financing, "do-it-yourself" procedures, and community involvement.

Is it possible to obtain a copy of your detailed report? We would very much appreciate this courtesy.

Thanking you, I am,

Sincerely yours,

Moreland Griffith Smith
Director
Urban Planning Project

MGS/mls

Battelle Memorial Institute · COLUMBUS LABORATORIES

505 KING AVENUE COLUMBUS, OHIO 43201 · AREA CODE 614, TELEPHONE 299-3151 · CABLE ADDRESS: BATMIN

August 22, 1966

Mr. Moreland Griffith Smith, FAIA
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

In answer to your request for literature on Battelle, I am enclosing some brochures that will describe Battelle's overall research capabilities. I am also enclosing a pamphlet which describes more specifically our research capabilities in Construction Economics.

The person to contact at the Office of Economic Opportunity in Washington, D.C. regarding the low-cost housing program for American Indians is Mr. Richard Granat.

Very truly yours,

John R. Hagely
jm

John R. Hagely, AIA
Research Architect
Construction Economics Group
Department of Economics and
Information Research

JRH/jm

Enc.

SOUTHERN REGIONAL COUNCIL, INC.
5 FORSYTH STREET, N.W., ATLANTA 3, GEORGIA

August 24, 1966

Mr. C. Lansing Fair
Director of Administration
Doxiadis Associates, Inc.
1058 Thomas Jefferson Street, N.W.
Washington 7, D. C.

Dear Mr. Fair:

It was good to meet you and have the opportunity of outlining with you and Dr. Doxiadis the possibilities of your organization working with the Southern Regional Council on a study for the eleven southern states in which SRC normally functions.

In accordance with our discussions I have talked this over with SRC's Director, Mr. Paul Anthony, and other members of our staff and this letter is written requesting that you schedule the proposed meeting with Dr. Doxiadis and members of SRC sometime between October 15 through October 31, but excluding October 20 or 27.

Looking forward to hearing from you setting a specific time and date, I am,

Sincerely yours,

Moreland Griffith Smith
Director
Urban Planning Project

MGS/mls

SOUTHERN REGIONAL COUNCIL, INC.
5 FORSYTH STREET, N.W., ATLANTA 3, GEORGIA

August 24, 1966

Mr. John R. Hagely, A.I.A.
Research Architect
Construction Economics Group
Department of Economics and Information Research
Battelle Memorial Institute
505 King Avenue
Columbus, Ohio 43201

Dear Mr. Hagely:

Thank you so much for your letter of August 22 with the interesting data enclosed.

I will follow up with Mr. Granat concerning the housing for the American Indians.

With all best wishes, I am,

Sincerely yours,

Moreland Griffith Smith
Director
Urban Planning Project

MGS/mls

~~MS - what do~~ you think

MRS. JOHN W. STANLEY
CHAIRMAN
MR. ZENAS SEARS
1ST VICE-CHAIRMAN
MR. THOMAS McPHERSON
2ND VICE-CHAIRMAN
MISS GLENDA BRISCOE
SECRETARY
DR. JON JOHNSTON
TREASURER

COUNCIL ON HUMAN RELATIONS
OF
GREATER ATLANTA, INC.
5 FORSYTH STREET, N. W.
ATLANTA, GEORGIA 30303
TELEPHONE 523-1581

MRS. ELIZA PASCHAL,
EXECUTIVE DIRECTOR

MS file

Aug. 24, 1966

Mr. Paul Anthony
Southern Regional Council

Dear Paul,

Thank you for the check to be used for the EOA study.

I had planned to ask Mary Evelyn Gibert, who has been a faithful worker in our office for one day a week for a year or so and is very reliable and thorough to help get us sstarted on this. She has not been well for the past few weeksand so has not been able tocome into the office sowe could discus s her availability, but I have sent her a lot of material to read up on(while she is "resting".) and I hope that within the next few weeks, we will have something ofa tentative work schedule.

Sincerely,

To Files

Eliz

MS

P. S. On another item - would SRC be interested in reproducing copies of the attached (with anyappropriate changes which Mr. Smith, Pat Watters,etc. might make) for distribution here and elsewhere? Bob Carey put it together, with text, as noted from the Los Angeles Human Relations Commission.

August 25, 1966

Mr. John C. Godbold
Attorney at Law
444 South Perry Street
Montgomery, Alabama

Dear John:

Yours of August 22nd is at hand. I am looking forward to your installation ceremony!

Marjorie will not be able to come but I will be delighted to attend the luncheon at the Blue Moon. With all of the best wishes, I am,

Sincerely yours,

Moreland G. Smith, FAIA
Director of Urban Planning
Project

MGS:jb

August 25, 1966

Office of the President
Massachusetts Institute of Technology
50 Ames Street
Room 741
Cambridge, Massachusetts 02139

Dear Sir:

Enclosed herewith is a check for $3.95 for which please send me one copy of the paperback edition of:

"Megalopis" by Jean Gottman.

Thanking you, I am,

Sincesely,

Moreland G. Smith, FAIA
Director, Urban Planning Project

MGS:jb
Enclosure

URBAN RENEWAL AGENCY

OF THE CITY OF FORT LAUDERDALE

BOARD OF COMMISSIONERS
CHARLES H. FLETCHER, CHAIRMAN
E. THOMAS WILBURN, VICE CHAIRMAN
WILBUR L. KROETZ
M. JAMES SHAW
REV. GEORGE E. WEAVER
JAMES MAULTSBY
CARLTON D. PETRIE

446 N.W. 7TH AVENUE
FORT LAUDERDALE, FLORIDA 33311

JAMES B. HIBBEN
EXECUTIVE DIRECTOR

TELEPHONE: 522-0598

August 26, 1966

Mr. Moreland Griffith Smith, Director
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear ~~Mr. Smith~~ Moreland:

To bring you up to date on several local developments is the purpose of this letter.

On August 17 the home owners group met to review a series of recommendations that the group's chairman had prepared and which had been approved by an executive committee. Father Jones was present and invited the chairman to meet with NAACP special committee on August 22 and he agreed. At the 8/22 meeting Father Jones and several others argued for the canal proposal but the chairman disagreed, noting that the home owners group would meet again 8/24 and he would continue to contend for the basic scheme.

The 8/22 meeting broke up in good spirits and there may be some recognition that NAACP will take a less rigid position. On 8/24 the home owners group met and to my surprise no one from the NAACP committee appeared. The report (copy attached) was approved.

I have contended that a dichotomy of views is not injurious. NAACP could press for urban renewal, federal aid, and the canal proposal while the home owners pressed for urban renewal, federal aid, and the basic scheme. There are other areas of agreement: development by local groups under FHA 221(d)(3), avoidance of a referendum, etc. And while I'm not convinced that unanimity on <u>all</u> points is essential, I think the areas of agreement should be stressed. You might want to make that point with Father Jones in a note.

Our timing is to finalize a plan - and we have done so - and the agency will pass on it at its August 30 meeting. It will go to the city commission September 6 and from there to the city planning and zoning

board to secure a review based on its conformity with the general plan of the city. Within 30 days the plan must come back to the city commission; a public hearing is then to occur. We expect the hearing could take place in early October. With a substantial turn-out it is possible that the city commission will decide to proceed without an election.

Best regards.

Sincerely,

James B. Hibben
Executive Director

JBH/gbh

Enclosures

OVERVIEW AND PROPOSALS

The Urban Renewal Home Owners Association was organized to assist the agency in the over-all re-development of the designated area with the cooperation of all interested groups and individuals.

This organization desires a development of the area that will attract home owners, regardless of race, color, or creed. The attractiveness of the area should be an asset to the total community.

We believe that, in the re-development of the designated area, if homes can be built commensurate with the out-lying areas the downtown area can benefit greatly. Homes especially designed for the elderly should have priority on a trial basis on unimproved property nearest to the proposed shopping center. This may include the downtown area. If proven impractical they could be offered to small families of low income who need easy access to public transportation.

We believe that homes in the area should be as luxurious and priced as homes in Lauderdale Lakes, Miramar, Sunrise Golf Village, $9,900 to $12,000.

It must be noted home prices in the Golden Heights area began at $12,500 in its initial stages and steadily increased to $15,500 as the area developed. The same homes in Melrose Park sold for $10,500 to $12,500.

Homes, 3 bedrooms 2 baths in Lake Aires and Esquire Homes, cost $15,500 and up. The outcome of Golden Heights came Golden Ridge where minimum prices were $17,500. These same homes built in other areas were priced much less.

A further look at the home market for Negroes is Westwood Park, Larkdale and Kennedy Estates. These areas grew rapidly due to the low down payment and monthly payments in keeping with incomes. With the population growth, even into integrated communities, we believe a large number of these people would have settled in near

downtown area for no other reason than being close to bus lines and churches. Transportation to out-lying areas are inadequate and necessitate further financial burden especially where both mother and father work.

The home owners in this area would like the re-development to be an asset to the total community and prices and quality of homes to be in line with homes in Golf Village, Tamarac Lakes, Melrose Park, Imperial Point, and other similar subdivisions.

We feel that with the opportunity for westward and northward expansion multi-family units should be minimized. More and more Negro families are seeking single family units and are purchasing in out-lying areas as they become financially secure with better paying job opportunities. This is evidenced by a large number of apartment vacancies. The mobile families are apparently less in number in this area.

We propose:

a. That home owners established in the area have ties that "bind" much greater than some others might realize. Some have reared families and are now at ages that to be relocated might not survive the ordeal. Therefore, every consideration possible should be given to upgrade the present home, where feasible, to conform to the improvements of the area. The sentiment of home owners should take precedence over others.

b. That home owners whose homes are too costly to rehabilitate permit rebuilding in the same location if they so desire.

c. That the depth of lots as now plated remain but conform to the Urban Renewal Agency plan as to width of 60 to 75 feet.

d. That the design of the area permit home to face on 7th Avenue, otherwise there might be homes to remain or rehabilitated that will not conform to the pre-described overall plan.

e. That the basic scheme is most practical due to the less possible marketability of homes on waterfront property.

f. That a committee appointed from Home Owners Association should work with the agency under the advice of technical advisors in determining the homes that will remain in the area taking into consideration hardship cases.

g. That a section of the area should be provided for the aged and retirees. Careful analysis should be considered as to the marketability of this area.

h. That federal funds be secured for the re-development.

i. That competitive bids are secured from reputable contractors in the re-development for quality and economy.

j. That the Home Owners Association work with all interested clubs, organizations and individuals in achieving goals set by this association.

k. That a survey of the community be made to help determine the marketability of the re-development. We hereby present a sample of the type of questionnaire to submit. We will work diligently with all organizations and interested individuals in gathering the necessary data.

l. That implementation of the proposed project proceed with deliberate speed.

A HOUSING MARKET SURVEY

The Urban Renewal Agency of Fort Lauderdale is preparing a plan for a part of the northwest section. The boundaries are: 9th Ave. on the west, FEC tracks on the east, 6th St. on the north, and Broward Blvd. on the south. The agency's work so far has consisted of a preliminary study indicating that the area might be rebuilt to provide about 300-400 new homes, 300 new units in apartment buildings; also about 300 existing units, mostly in apartment buildings, might be retained if they could be rehabilitated.

The Urban Renewal Home Owners Association is recommending that the area consist of single family residence with the exception of the existing modern apartment buildings and a limited number of duplexes. Your help is needed to support our recommendations. Please fill out the following questionnaire.

QUESTIONNAIRE

1. Name _____ Address _____

2. Wife's Name _____ Years living in Ft. Lauderdale _____

3. Homeowner _____ Yes _____ No No. in family _____

4. Type of work _____ Approximate yearly income _____

5. Would you like to own a home in the Urban Renewal Area if it had modern homes? _____ Yes _____ No

6. What type of housing unit do you prefer?
   a. single family house _____
   b. apartment _____
   c. town house _____
   d. duplex _____

7. If you prefer home ownership what are tye features you want in a house?
   a. how many bedrooms _____
   b. how many bathrooms _____
   c. garage _____
   d. carport _____
   e. width of lot 60 _____ 70 _____ 75 _____
   f. in a block house should there be a variety of design, or should most of them look alike?
      1. variety of design _____
      2. look alike _____

8. Besides the house what are some of the features you would like in a neighborhood?
   a. electric and phone lines should be
      1. underground _____
      2. up in the air _____
      3. don't care _____

   b. sidewalks are
      1. desirable _____
      2. undesirable _____
      3. don't care _____

   c. curbs are
      1. desirable _____
      2. undesirable _____
      3. don't care _____

   d. park and recreational facilities nearby are
      1. desirable _____
      2. undesirable _____
      3. don't care _____

e. a shopping center nearby is
   1. desirable _____
   2. undesirable _____
   3. don't care _____

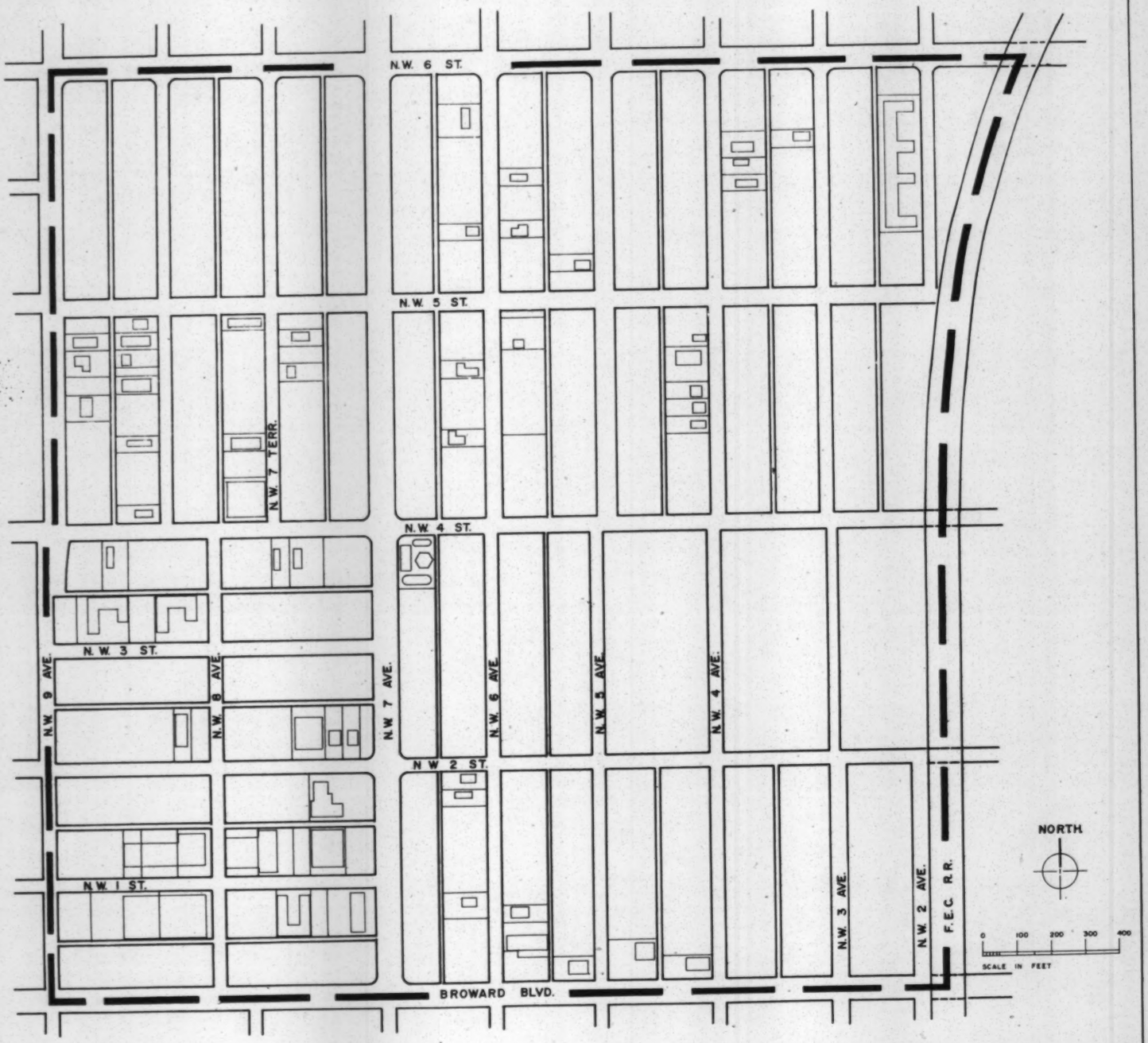
9. In designing a residential community would you like to see
   a. all homes _____
   b. a mix of homes and apartments _____
   c. mostly homes _____
   d. a few apartments _____
   e. don't care _____

10. In designing a residential community would you like to see the streets arranged
   a. to encourage privacy and quiet _____
   b. discourage thru traffic _____
   c. thru traffic OK _____
   d. don't care _____

11. Please consider ahead a few years and estimate what you think you might be able to pay for a house on a mortgage each month?
   a. $80 or less per month _____
   b. $81 to $100 per month _____
   c. $101 to $120 per month _____
   d. $121 to $140 per month _____
   e. over $140 per month _____

12. Also, looking ahead a few years, please estimate the initial payment you might afford to make on a house.
   a. $500 or less _____
   b. over $500 but less than $1,000 _____
   c. over $1,000 but less than $2,000 _____
   d. over $2,000 but less than $3,000 _____
   e. over $3,000 but less than $4,000 _____
   f. over $4,000 _____

13. Do you favor federal financing? _____ Yes _____ No



BOUNDARY MAP	66-500
URBAN RENEWAL AGENCY	B-2
FORT LAUDERDALE, FLORIDA	

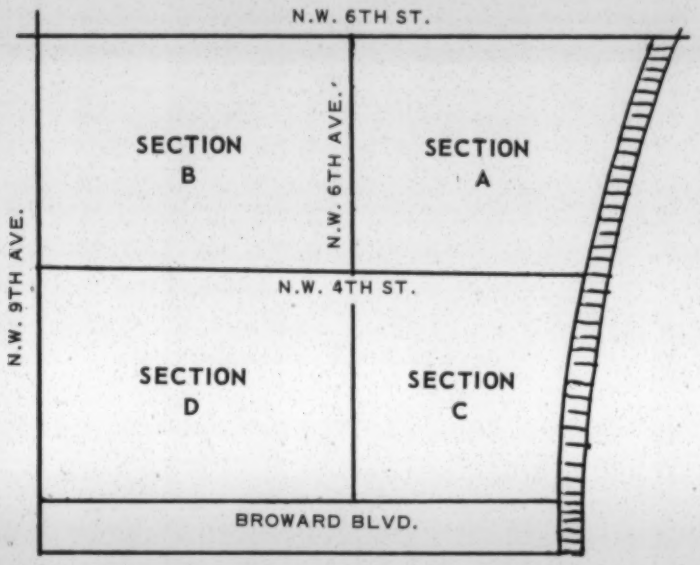
"Our communities are what we make them. We as a nation have before us the opportunity – and the responsibility – to remold our cities, to improve our patterns of community development, and to provide for the housing needs of all segments of our population."

– President John F. Kennedy
Housing Message, 1961

Relating the statement made by the late President on the local level within our city, the Urban Renewal Agency congratulates the Urban Renewal Homeowners Association and the N.A.A.C.P. Urban Renewal Committee for their determination to make their community a better place in which to live, work and worship.

Renewal Review

NO. 4 FORT LAUDERDALE, FLORIDA SEPTEMBER, 1966



PROGRESS REPORT OF THE URBAN RENEWAL HOME OWNERS ASSOCIATION

On July 13, 1966, a meeting was held at Mt. Herman A.M.E. Church. More than one hundred individuals attended this meeting, and with a show of hands, decided to form an organization known as the "Urban Renewal Home Owners Association." This association of home owners within the urban renewal area bounded by FEC Railway on the east, N.W. 9th Ave. on the west, N.W. 6th St. on the north and Broward Blvd. on the south, organized to assist the agency in the over-all re-development of the designated area.

The following persons were elected to office: Mr. H.W. Lewis, President; Mrs. O.P. Alexander, Secretary; Mrs. A.M. Hill, Assistant Secretary. A committee of six were selected to represent the home owners at the next City Commission Meeting. On July 19th, the committee attended the City Commission meeting and presented to the commissioners a petition of one-hundred signatures petitioning the city commission to withdraw the suggested referendum proposed for August 30, 1966 and use federal funds for re-development. It was pointed out to the commissioners by the City Attorney that a referendum at this phase of the program would not be in keeping with the laws stated in the Fort Lauderdale Urban Renewal Law. The commissioners canceled the August 30 referendum on the advice of the City Attorney. The following persons served on this committee: Mr. R. Bouyer, Mrs. J. Stephens, Mrs. M. Mims, Mrs. O.P. Alexander, Mr. C. Livingston and Mr. H. W. Lewis.

At the July 21 meeting, the home owners organized a rehabilitation committee. This committee will have the responsibility of reviewing all property (homes) to be acquired. They will determine

(continued on Page 2)

Horace Lewis Shows His Home to Urban Worker Nat Strong . . *agency says house illustrates goal of urban renewal.*

URBAN RENEWAL – NEXT STEPS: TIMETABLE

1) The Urban Renewal Agency must approve a definitive plan, and submit it to the City Commission. The Agency, at its July 18 meeting, adopted the concept of the basic scheme and approved a report. The report was submitted to the City Commission July 19. The Agency staff is completing a definitive plan that can be approved for submission this month.
2) The City Commission must refer the Urban Renewal plan to the City Planning and Zoning Board for review to determine if it conforms with the city's general plan.
3) The City Commission, after it receives the Planning and Zoning Board report, must schedule a public hearing, at which time all persons and groups wanting to speak on the plan, shall be heard.
4) After the hearing, the commission, if it approves the plan, shall determine how it is to be funded – with local funds to pay the full cost, or with federal funds to pay ¾ the cost. This question, the City Commission has determined, should be submitted to the voters for a referendum election. No election is required by law, but if such election were to be held, it would probably be at the time of the City Commission election, February of 1967.

COMMENT:

The **public hearing** can be a substitute for an election. If the City Commission decides that strong support exists, then it may agree to proceed in accordance with public opinion.

(Home Owners Association continued)
whether or not a home is basically sound and with rehabilitation the home met the minimum code and property rehabilitation standards required by the Urban Renewal plan. Local technicians will be asked to serve on the committee as advisors. The technicians would include a plumber, an electrician, two contractors and a building inspector. Any home owner wanting information as to the feasibility of their home being rehabilitated, should contact the representative in his section.
The committeemen by sections are:
Section A – Mrs. J. Stephens and Mr. R. Bouyer; **Section B** – Mr. Rahming; **Section C** – Mr. F. Garvin and Mr. C. Hankerson; and **Section D** – Mr. Edgecomb and Mr. C. Livingston.

The next meeting of the Urban Renewal Home Owners Association will be held on August 17 at Mt. Herman A.M.E. Church.

QUESTIONS AND ANSWERS

If you live in the area, whether you own your home or rent, you should visit your Urban Renewal Agency and find out how U.R. will affect you. Our office is conveniently located for you at 446 N.W. 7th Ave. The following questions have been the ones most frequently asked regarding Fort Lauderdale's U.R. program. The answers provided are factual, based upon the policies and regulations of the City, State and Federal Governments.

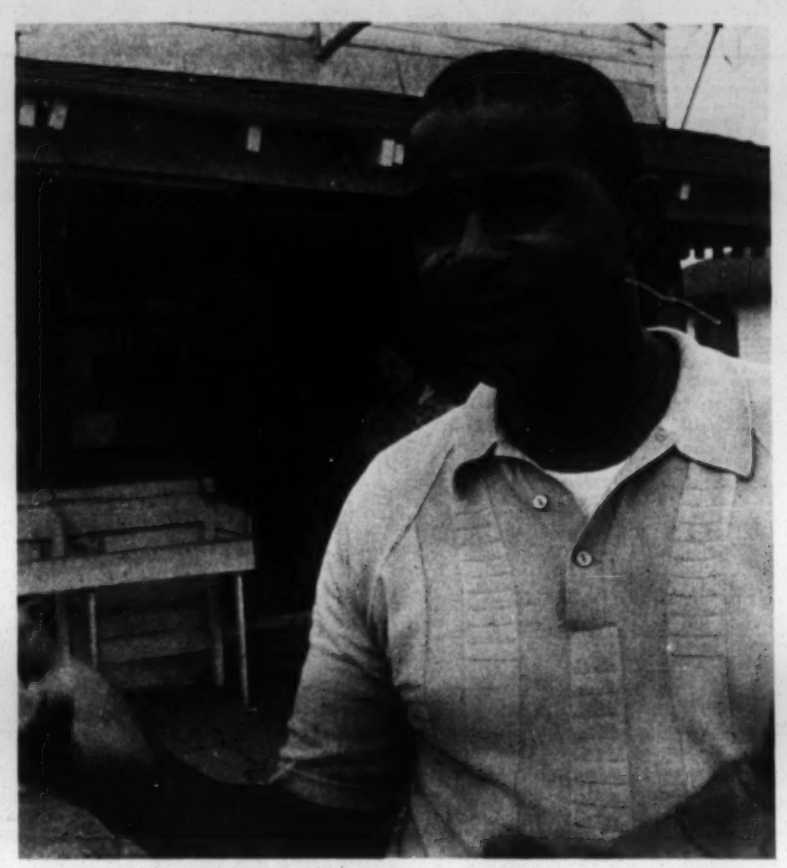
Q. Suppose I own a house in a project area, will it be taken away from me and given to someone else?
A. No. If you own a house in a project area, and it is too dilapidated to be repaired, the house will be purchased from you for a fair price based upon two appraisals. The Local Public Agency will then, by law, be required to help you find a decent, safe, sanitary place to live that is within your means to pay. If you rented the house, and were displaced, the Local Public Agency is still required to find you a place to live.

Q. What if I don't think the price offered for my house is enough?
A. You may have your property appraised by your own appraiser. Your appraisal will then be compared with the Local Public Agency appraisals. If some circumstances have been overlooked, the price offered for your house will be adjusted accordingly. If you are still not satisfied, you have benefit of due process through the Courts.

PERSONAL NOTE FROM THE PRESIDENT OF THE HOME OWNERS ASSOCIATION

"No one walks alone," one author said. This statement can be interpreted in the philosophy of the Home Owners Association. The ideas and opinions from a total society must be accepted and respected. The proposals and suggestions from this association, though selfish to a degree because of personal investments, should be made in a broad sense. There are groups and individuals who share common goals and aspirations that will be affected by the proposed project. The proposed project of re-development of one segment of this community can be an outstanding example for other areas of this community or other localities providing proper leadership and cooperation are exhibited, from every faction interested in improvements. The City Commission, the Urban Renewal Agency, the Home Owners Association or any other group does not have all the answers. Each group has a right to respect every other group and devise a plan of action that is common to all. No man has the right to determine what is best for another in a democratic society. No segment of the American way of life is independent of another. Therefore, to successfully complete the huge task before us, we must 'walk together.'

Horace W. Lewis



'I'll Begin My Improvements Even Before Urban Renewal' .. *store owner Floyd Garvin discusses plans with wife.*

URBAN RENEWAL TERMS

SMALL BUSINESS ADMINISTRATION: The SBA makes loans to disaster victims for the repair, acquisition or construction of homes. The SBA also provides financing and credit analysis in sales of commercial property under special purpose disposition programs of the Housing and Home Finance Agency.
RELOCATION PAYMENT is the cash amount paid by a local public agency to individuals, families, and business concerns for their reasonable, necessary moving expenses and any direct loss of property resulting from their displacement from property purchased by an LPA in an urban renewal area. The LPA is reimbursed for these expenditures through a relocation grant from the Federal Government.
FHA HOUSING FOR THE ELDERLY PROGRAM: Under legislation enacted in 1956, a program to improve housing opportunities for persons 60 or more years old. The program offers liberal financing terms for purchase of homes by the elderly, and mortgage insurance to assist non-profit organizations in providing rental accommodations designed to meet the needs of older persons.

Pictures used in this Publication are reprints from the July 26 issue of the Miami Herald's story on Urban Renewal.

DOXIADIS ASSOCIATES, INC.

CONSULTANTS ON DEVELOPMENT AND EKISTICS
1058 THOMAS JEFFERSON STREET, N. W. · WASHINGTON, D. C. 20007 · (202) 337-7211

C-USA-W 8835
29 August 1966

Mr. Moreland Griffith Smith, Director
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

1. At this point, we are trying to work out the details of Dr. Doxiadis' October trip to the U. S. At the present time, October 18 or 19 appear to be the best opportunities for our meeting.

2. From our discussions in Aspen, it was understood that the meeting would be in Washington. We shall plan accordingly unless this is not possible for you.

3. We also discussed in Aspen the interchanging of thoughts prior to the meeting on your concepts, scope, and depth with respect to the studies you wish to undertake. We still feel that this is important - it should serve to make our October meeting more productive.

4. We shall let you know as soon as possible the final date of our meeting, and shall be looking forward to receiving any information you can provide on your program.

Sincerely yours,

CLFair

C. L. Fair
Director of Administration

CLF
zd

29 August 1966

Mr. Morton Peer
Department of State
Agency for International Development
Washington, D. C. 20523

Dear Mr. Peer:

It was good to have the conference with you on Friday and you with Paul Anthony.

I believe the interchange of ideas should bring fruitful efforts in the future.

Enclosed herewith is an SRC six-months report to the Executive Council. This should give you more of a "feel: as to SRC's activities!

Your memorandum to come should be very valuable as SRC projects this thinking further. If I may I would suggest you send this direct to Paul with enough copies for the five Project Directors. This is particularly true as I will be gone from the office almost continuously from September 9 through October 15. I will be in Washington September 11, 12, and 13th for the Urban America Conference to be held I believe at the Sheraton-Park Hotel. I hope I may see you for a short time during those dates.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS:jb

August 29, 1966

Mr. Neil A. Conner, Director
Architectural Standards Division
Department of Housing and Urban
Development
Federal Housing Administration
Washington, D. C. 20411

Dear Mr. Conner:

Yours of 24 August has been received and I appreciate your enclosing the summary report on the New York City Rehabilitation work. This is most informative.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL HOUSING ADMINISTRATION

WASHINGTON, D.C. 20411

August 24, 1966

Mr. Moreland Griffith Smith, Director
Urban Planning Project
Southern Regional Council, Incorporated
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Enclosed is the summary report on our Rehabilitation work in New York City which was not transmitted in our letter of August 8.

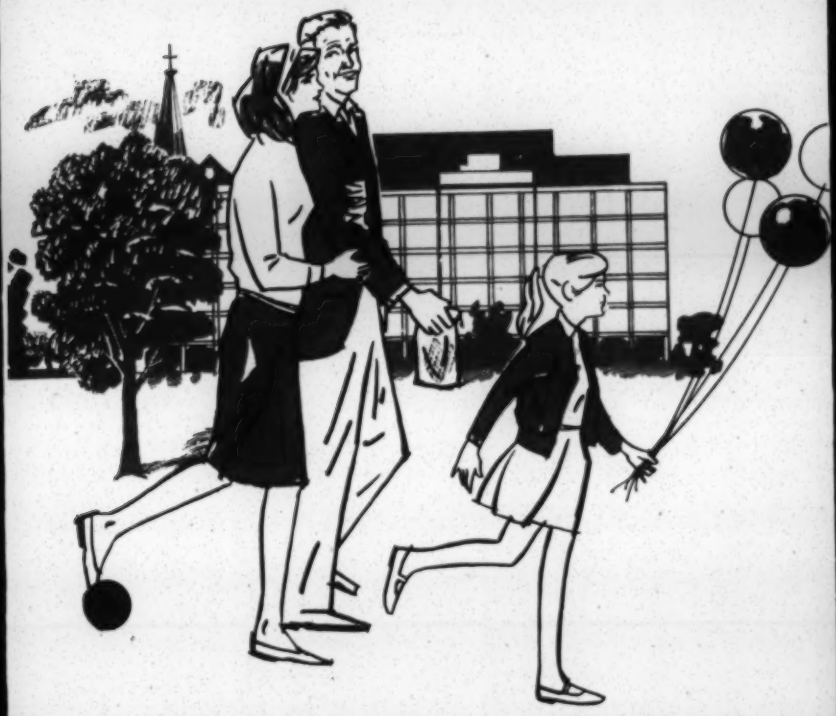
We hope this caused no inconvenience.

Very truly yours,

Neil A. Connor

Neil A. Connor, Director
Architectural Standards Division

Enclosure



the Workable Program for Community Improvement

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

WASHINGTON, D. C. 20410
Reissued August 1966

THE WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT

Federal programs to give families the opportunity to live in decent homes in good neighborhoods can accomplish their purpose only in communities that make a real effort to help themselves.

On this sound principle, Congress provided that such Federal aids shall go only to communities that have a sound plan of action to eliminate and prevent slums and blight, and to foster local development. Such a plan should use private and public local resources.

This plan of action is called a "Workable Program for Community Improvement."

Congress has provided that these Federal aids shall go only to communities which are actively carrying out a locally-adopted Workable Program which has been certified by the Department of Housing and Urban Development.

The original Workable Program is certified for one year. To remain eligible for the Federal aids it must be recertified annually by the Department. This is based on a "Review of Progress" submitted each year by the community. The Review shows that it is taking effective action toward meeting its goals and objectives as established in the Workable Program. Recertification submissions are reviewed carefully to determine whether the community is making adequate progress toward its goals and objectives. Where reasonable, balanced progress is not being made, recertification is denied until corrective action is taken.

A Workable Program carries no direct Federal aid in itself. It is a prerequisite for the following Federal aids:

- Loans and grants for clearing, redeveloping, and rehabilitating slums and blighted areas,
- Grants for concentrated housing code enforcement projects and projects for the demolition of unsafe, dilapidated buildings.
- Section 220 Federal Housing Administration mortgage insurance for housing construction or improvement in urban renewal project areas,
- Section 221(d)(3) FHA mortgage insurance to provide rental housing for families of low and moderate income and those displaced by governmental action,
- Loans and grants to provide housing for families unable to afford standard private housing.

REQUIREMENTS OF A WORKABLE PROGRAM

The seven interrelated elements in a Workable Program represent accepted principles of good municipal management. They are:

1. CODES AND ORDINANCES.

If not already adopted, adequate codes and ordinances that provide sound standards for the construction and for the use of dwelling units must be put into effect within a year after the original Workable Program has been certified. The basic codes are building, plumbing, electrical, housing, and fire prevention.

2. COMPREHENSIVE COMMUNITY PLAN.

The community, working through its planning agency and assisted by technical experts, assesses its physical resources. Then it develops a plan and a program for providing the kind of environment needed for improvement, growth, and development.

3. NEIGHBORHOOD ANALYSES.

This is an extension of the planning process for each residential neighborhood, as well as for commercial and industrial areas. It is an examination of its problems, physical resources, environmental conditions, and decisions concerning the part each neighborhood should play in the total community program. It includes a schedule for doing what must be done so that it can play its proper role.

4. ADMINISTRATIVE ORGANIZATION.

Normally, a local government provides the services the people need or request. Under its Workable Program the community establishes goals which require the coordinated and positive use of virtually all of its administrative resources to reach those objectives. Accordingly, it checks its existing structure and makes the adjustments needed for effective action. At the same time, responsibility for program coordination is fixed. Provision is also made for adequate personnel planning, code enforcement and other necessary service and operating functions.

5. FINANCING.

The costs of the Workable Program need not be heavy. Care must be used in planning and budgeting for the most efficient use of current personnel and public improvement expenditures and any additional requirements for planning, code compliance and public improvements.

6. HOUSING FOR DISPLACED FAMILIES.

As the Workable Program advances, families will be displaced from their homes through slum elimination, code enforcement, public improvements or other governmental actions. The community has a clear responsibility and an opportunity to use its public and private resources so that displaced families are given a chance to secure good housing in a suitable living environment.

7. CITIZEN PARTICIPATION.

Citizen participation is the keynote of community's Workable Program. Citizens, through an officially designated citizens' advisory committee can contribute by informing themselves of goals and progress. They can assist in formulating programs and goals and serving as the medium for bringing private resources into the Program. A subcommittee or special committee on minority group housing is required in any community in which all housing resources public or private, are not available on a basis of full equality to minority group families.

PREPARATION OF THE WORKABLE PROGRAM

Additional informational materials, including individual Program Guides on each of the seven Program elements, are available from HUD Regional Offices.

An Urban Renewal Service is also available, upon request to the appropriate Regional

Office, to give technical assistance to a community in the preparation and development of its Workable Program.

A Workable Program for Community Improvement submission and the Reports of Progress are prepared under the direction of a local official designated by the executive head of the community, on forms that are available in the HUD Regional Offices shown below.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

REGIONAL OFFICES

REGION I: 346 BROADWAY, NEW YORK, NEW YORK 10013 (CONNECTICUT, MAINE, MASSACHUSETTS, NEW HAMPSHIRE, NEW YORK, RHODE ISLAND, VERMONT)

REGION II: 1004 WIDENER BUILDING, CHESTNUT AND JUNIPER STREETS, PHILADELPHIA, PENNSYLVANIA 19107 (DELAWARE, DISTRICT OF COLUMBIA, MARYLAND, NEW JERSEY, PENNSYLVANIA, VIRGINIA, WEST VIRGINIA)

REGION III: 645 PEACHTREE - SEVENTH BUILDING, ATLANTA, GEORGIA 30323 (ALABAMA, FLORIDA, GEORGIA, KENTUCKY, MISSISSIPPI, NORTH CAROLINA, SOUTH CAROLINA, TENNESSEE)

REGION IV: ROOM 1500, 360 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS 60601 (ILLINOIS, INDIANA, IOWA, MICHIGAN, MINNESOTA, NEBRASKA, NORTH DAKOTA, OHIO, SOUTH DAKOTA, WISCONSIN)

REGION V: FEDERAL OFFICE BUILDING, ROOM 13A01, 819 TAYLOR STREET, FT. WORTH, TEXAS, 76102. (ARKANSAS, COLORADO, KANSAS, LOUISIANA, MISSOURI, NEW MEXICO, OKLAHOMA, TEXAS)

REGION VI: 450 GOLDEN GATE AVENUE, P.O. BOX 36003, SAN FRANCISCO, CALIFORNIA 94102 (ARIZONA, CALIFORNIA, GUAM HAWAII, NEVADA, SOUTHERN IDAHO, UTAH, WYOMING) AREA OFFICE: 909 FIRST AVENUE, SEATTLE, WASHINGTON 98104 (ALASKA, MONTANA, NORTHERN IDAHO, OREGON, WASHINGTON)

REGION VII: PONCE DE LEON AVENUE AND BOLIVIA STREET, P.O. BOX 1108, HATO REY, PUERTO RICO, 00919.

GPO 912-156

U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Robert C. Weaver, Secretary
Washington, D. C. 20410

LOANS FOR SENIOR CITIZENS HOUSING

How nonprofit corporations can obtain Federal assistance in financing housing for elderly or handicapped persons of moderate income

September 1966 HUD IP-8

"A basic goal of an enlightened society must be to provide opportunities which enable older people to keep and strengthen their independence and dignity. For too many Americans, the later years still mean loneliness, idleness, lack of purpose and meaning. Today we have the tools to change this. We have the power to enrich the lives of older Americans and to benefit from their skills, their wisdom and their experience."

President LYNDON B. JOHNSON

The elderly in our Nation are a fast-growing group, largely because medical science is doing a better job of prolonging life. Yet longer life creates new and special needs. One of these is adequate housing for our older citizens at prices they can afford.

The Department of Housing and Urban Development administers four programs for housing for the elderly. These programs differ in terms of financing, sponsorship, and the income level of those who will live in the housing. They have, however, a single purpose: to help provide good housing adapted to the physical, financial, and psychological needs of elderly people.

One of these programs is the Senior Citizens Housing Loan Program. This program offers long-term, low-interest direct loans to private, nonprofit corporations to help provide suitable rental housing for the elderly or handicapped people of moderate income--those with incomes too high for public housing but too low for the private housing market.

The direct loan program supplements the program of mortgage insurance on loans made by private lenders for housing the elderly in a wider income range, and the program of annual contributions to local housing authorities for low-income housing for the elderly.*

*In addition, low-income senior citizens can be served under the direct loan program through an experimental program of rent supplements authorized in the Housing and Urban Development Act of 1965. Under the rent-supplement program, payments may be made to the housing owners on behalf of qualified low-income occupants, the payments generally to be equal to the difference between 25 percent of the occupants' income and the fair market rents of the units occupied.

WHAT KIND OF PROJECT IS ELIGIBLE?

Loans will be made only for housekeeping-type projects, with each living unit required to have kitchen facilities and a complete bathroom. Projects may also include central dining, recreational, and social facilities. Both new buildings and old ones capable of being rehabilitated may be used. Only those projects designed to house occupants mentally and physically able to take care of themselves will be considered as eligible.

Loans will not be made for nursing homes, special care facilities, or projects based on life care plans involving founders' fees and complete care as part of the project service to residents.

WHO IS ELIGIBLE FOR A LOAN?

Loans may be made to private, nonprofit corporations, consumer cooperatives, and certain public agencies and bodies, including corporations formed by churches, labor unions, fraternal and civic organizations, and professional associations providing housing for the elderly. Each applicant group must demonstrate that it has an assured life covering the term of the loan requested.

HOW MUCH OF THE PROJECT COST WILL THE LOAN COVER?

The loan may cover the total development cost, including cost of the land and necessary site improvements, cost of construction, fixed equipment, ranges, refrigerators, and laundry equipment, and architectural, legal, advisory, and other fees. Temporary financing during construction may be obtained from the Federal Government if needed.

WHAT ARE THE TERMS OF THE LOAN?

Loans are being made at 3 percent interest for periods of up to 50 years.

HOW OLD MUST A PERSON BE TO QUALIFY?

This program is for persons who are at least 62 years old or are handicapped. In the case of families, the husband or wife

must be at least 62 or handicapped. A younger person, not a member of the family, may live with an elderly or handicapped person or family if it is necessary to provide physical care or economic support.

ARE THERE INCOME LIMITS FOR OCCUPANCY ELIGIBILITY?

Yes. Occupancy is limited to those whose incomes at admission do not exceed limits established by the Secretary of Housing and Urban Development as applicable to the area where the project is located. Specific income limits are established for individual communities within national limits of $4,000 for single persons and $4,800 for two-person families.

WHAT RENTS SHOULD BE CHARGED?

Although rental income must be sufficient to repay loans and other expenses, the rents must be held within the range that older people of moderate income can pay. Every effort should be made to keep rents low without sacrificing good design, good construction, or needed facilities. Rent schedules must be approved by HUD.

WHO DESIGNS AND PLANS THE PROJECT?

The applicant and its architect design and prepare plans, specifications, and project cost estimates, which must be submitted to HUD for review and approval. Elaborate or extravagant design is prohibited, and construction costs must be kept as low as possible.

Construction contracts must be awarded on the basis of competitive bidding to the lowest responsible bidder, and prevailing wages, as determined by the Department of Labor, must be paid.

ARE ANY EQUAL OPPORTUNITY REQUIREMENTS INVOLVED?

Yes. Under the loan agreement between the applicant and the Federal Government, no person may be denied admission as a tenant because of race, creed, color, or national origin. Discrimination on these same bases is prohibited in the employment of project construction workmen.

WHAT ARE THE OTHER REQUIREMENTS?

1. Each applicant must demonstrate that there is a community need for the project and an effective demand for housing at the proposed rentals. These needs may be supported by analysis of census data, by evidence of interest on the part of elderly prospective tenants, or by studies of other housing in the locality, including rental ranges and rates of occupancy.

2. Officers, members of the board of trustees or directors, members of the corporation, and the authorized representative of the applicant must certify that they have no financial interest in any aspect of the project.

3. The applicant must have enough money to pay costs incident to preparing for management and operation of the project and the cost of movable equipment and furnishings, and must deposit 25 percent of the estimated first year's operating and maintenance expense. Part of the deposit may be waived if firm rental commitments have been obtained for certain percentages of the rental units, and with 75 percent or more firmly committed the deposit may be completely waived.

WHAT SHOULD THE APPLICANT DO FIRST?

Get in touch with the Regional Administrator in the appropriate HUD Regional Office. These offices and States under their jurisdictions are listed below. Detailed information, advice, and application forms are available at all of these offices, along with any assistance the applicant may need in filing for a loan.

REGIONAL OFFICES OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

REGION I: 346 BROADWAY, NEW YORK, NEW YORK 10013 (MAINE, NEW HAMPSHIRE, VERMONT, MASSACHUSETTS, CONNECTICUT, RHODE ISLAND, NEW YORK.)

REGION II: 1004 WIDENER BUILDING, CHESTNUT & JUNIPER STREETS, PHILADELPHIA, PENNSYLVANIA 19107 (PENNSYLVANIA, NEW JERSEY, MARYLAND, DELAWARE, DISTRICT OF COLUMBIA, WEST VIRGINIA, VIRGINIA)

REGION III: 645 PEACHTREE-SEVENTH BUILDING, ATLANTA, GEORGIA 30323 (KENTUCKY, TENNESSEE, NORTH CAROLINA, SOUTH CAROLINA, GEORGIA, ALABAMA, MISSISSIPPI, FLORIDA)

REGION IV: ROOM 1500, 360 N. MICHIGAN AVENUE, CHICAGO, ILLINOIS 60601 (ILLINOIS, INDIANA, IOWA, MICHIGAN, MINNESOTA, NEBRASKA, NORTH DAKOTA, OHIO, SOUTH DAKOTA, WISCONSIN)

REGION V: FEDERAL OFFICE BUILDING, ROOM 13-A-01, 819 TAYLOR STREET, FORT WORTH, TEXAS 76102 (KANSAS, MISSOURI, ARKANSAS, LOUISIANA, OKLAHOMA, TEXAS, COLORADO, NEW MEXICO)

REGION VI: 450 GOLDEN GATE AVENUE, BOX 36003, SAN FRANCISCO, CALIFORNIA 94102 (ARIZONA, CALIFORNIA, IDAHO, MONTANA, NEVADA, OREGON, UTAH, WASHINGTON, WYOMING, ALASKA, GUAM, HAWAII)

REGION VI AREA OFFICE: 909 FIRST AVENUE, SEATTLE, WASHINGTON 98104 (ALASKA, NORTHERN IDAHO, MONTANA, OREGON, WASHINGTON)

REGION VII: P.O. BOX 1105, HATO REY BUILDING, PONCE DE LEON AVENUE AND BOLIVIA STREETS, HATO REY, PUERTO RICO 00919 (PUERTO RICO, VIRGIN ISLANDS)

U.S. GOVERNMENT PRINTING OFFICE : 1966 O—233-084

2 September 1966

Mr. C. L. Fair
Director of Administration
Dixiadis Associates, Inc.
1058 Thomas Jefferson Street, N.W.
Washington, D. C. 20007

Re: C-USA-W 8835

Dear Mr. Fair:

Thank you very much for your letter of 29 August 1966. Mr. Paul Anthony and I are holding open the 18th and 19th October for our meeting in Washington and await your further advise. Either date is satisfactory to me; however, I have a slight preference for the 18th so that if you and I need to get our heads together on some further detailed projections we could possibly do that on the 19th.

Enclosed herewith is a copy of my tentative proposal to Mr. Anthony. My problem essentially was in compressing my thoughts into a readable memorandum when there was so much that needed to be said.

I would like to emphasize that what I would like to evaluate in the October discussion is what might be the budget and time required for a comprehensive study and then see what sort of a start we could make on our present limited funds looking forward to supplimentary potential funding. As you can see, I am convinced that a worthwhile impact can only be obtained by a worthwhile study.

If there are any questions I would be glad to have you call me collect (404) 522-8764.

Looking forward to hearing from you and hoping we may work together, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb

FCH COMPANY, INC.
A Subsidiary of The Foundation for Cooperative Housing
1001 FIFTEENTH STREET, N.W. WASHINGTON, D.C. 20005 TELEPHONE 393-5464

NEW ADDRESS AND PHONE
SUITE 1006 - 1012 14TH ST., N.W. PHONE: 737-3411

September 2, 1966

Mr. Moreland Griffith Smith
Director
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Thank you very much for your letter of August 19. Please forgive the delay in replying as I just returned from a trip to Africa. Although I am extremely interested in the operations of our cooperative housing organization in the U.S., I am primarily concerned with our International Program and therefore I am not fully conversant with our domestic activities. I am, therefore, forwarding your inquiry to Mr. Roger Willcox, President of FCH Co., so that he may fully explain to you the scope, objectives and activities of our U.S. program.

We are placing you on our mailing list to receive our periodic publications as well as the special publications which we may issue.

Sincerely,

J. David McVoy

J. David McVoy
Director of International Programs

cc: Mr. Roger Willcox

Dear Mr McVoy:
Thank you very much for your letter of September 2, 1966. I shall look forward to hearing from Mr. Willcox and also receiving your publications. Actually I believe what you would be doing in the International Program

particularly in South America could be more applicable to the Rural South than the Domestic program. Thanking you again,

Ian,

Sydney

6 September 1966

Mrs. Benjamin M. Gimarc
1520 Senate Street
Apt. 10-A
Columbia, South Carolina 29201

Dear Mrs. Gimarc:

Just to keep you posted, your paper has been turned over to Bob Anderson and Marge Manderson to get ready for the printers. What was the purpose of the attached? Please write Bob returning the copy with your expalantio.

Please note Mrs. Paschall's letter of 24 August to Paul. Could we get you to criticise and improve this in light of your leaflet? Aren't there some succinct illustrations which would be helpful on page 6? A better explanation of methods used for exploition on page 10? Add "or selling" on page 11?

When I get back October 12th I will write you regarding book reviews and quotations.

Sorry we were so tied up with Anna Jane's problems we didn't get to see you and Benjamin again!

Sincerely,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb
Enclosures

6 September 1966

The Rev. Theophil D. Krehel
Assistant Director
Nonprofit Housing
Urban America, Inc.
2 West 46th Street
New York, New York 10036

Dear Fr. Krehel:

Thank you so much for your letter of September 2, 1966. It was good seeing you in Atlanta as well as Princeton. I also hope the Atlanta Housing Council will get underway. I will be out of town from the middle of this month to the middle of next month. When I get back I will check with Cecil Alexander and find outwwhat status and advise you.

Thank you also for the New York Times release on CCAP. I knew Mr. Blackwell had gone with them, but I did not know of the Stern Foundation grant.

As you probably know the Southern Regional Council, Inc. covers eleven southern states, therefore, if you have any activities within this whole area I would appreciate being kept posted.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb

7 September 1966

Mr. J. David McVoy
Director of International Programs
FCH Company, Inc.
1012 14th Street, N.W.
Washington, D. C. 20005

Dear Mr. McVoy:

Thank you very much for your letter of 2 September. I shall look forward to hearing from Mr. Wilcox and also receiving your publications. Actually I believe what you would be doing in the International Program, particularly in South America, could be more applicable to the rural South than the Domestic program.

Thanking you again, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb

7 September 1966

Mr. James B. Hibben
Executive Director
Urban Renewal Agency of
The City of Fort Lauderdale
446 N.W. 7th Avenue
Fort Lauderdale, Florida 33311

Dear Jim:

Thanks for your letter of August 26, 1966. It is good to be brought up to date.

I will be out of the office almost continuously from Friday through October 15th. However, if there is anything you want SRC to attend to, Miss Bressler will be glad to do what she can!

It will be most interesting to hear the outcome of all of the meetings to be held this month and early October.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb

7 September 1966

Mr. R. L. Combs
Virginia Council on Human Relations
17 East Cary Street
Richmond, Virginia 23219

Dear Mr. Combs:

I am terribly sorry to have taken so long to review your August newsletter.

I think this is a great job! I hope you will continue doing this and see if there is any change after oneyyear.

Did you send this to HUD, Washington Office and Regional Office requesting their comment? If you did not I would recommend sending it to:

Secretary Robert C. Weaver
Department of Housing and Urban Development
Washington, D. C.

Dr. B. I. McGraw
Assistant to the Secretary
Intergroup Relations
Department of Housing and Urban Development
Washington, D. C.

Mr. Wagner D. Jackson
Assistant to the Regional Administrator
Intergroup Relations
Department of Housing and Urban Development
Chestnut and Juniper Streets
Widener Building
Philadelphia, Pennsylvania 19107.

Requesting their advise and suggestions.

Looking forward to seeing you again, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb

Va. Council on Human Relations -

desire your comments on our Aug. newsletter on Redevelopment & Housing Authority and Urban Renewal in Va -

R. L. Cowbe
V.C.H.R.
17 E. Cary St.
Richmond, Va. 23219

Va.

Fair Housing Committees

1. Norfolk
2. Virginia Beach
3. Arlington
4. Alexandria
5. Fairfax County
6. Charlottesville.

Want to start work in this area.

1. Roanoke
2. Blacksburg
3. Richmond
4. Newport News
5. Hampton

Richmond School Board, Public Schools P.T.A. citizens working in North side Richmond contact Mrs. Robert Lee Combs 3404 Griffin Ave. Richmond, Va. for further information.

September 12, 1966

MS

(copy sent to E Paschall

TO: MORELAND GRIFFITH SMITH, FAIA

FROM: JERRY DELL GIMARC, XTRZ

SUBJECT: E. PASCHALL'S PAMPHLET

P. 3: The introduction seems very labored to me...This "battlegrounds of obscure countries with odd names" for instance. I mean, isn't it a little hard to tie that in with the question at the top of the page, "What would happen to my local school?" This should be changed to be more direct, less ambiguous. I've suggested: "For some of us, these changes still seem remote, something we read about in the morning paper or weekly news magazine."

Pp. 4-5: Besides the pleasantries which might make "my neighborhood" appeal to members of minority groups another point to emphasize, it seems to me, is that the confines of "their neighborhood" are artifically static. This in turn inflates the price of property in these boundaries. The minority family simply wants a reasonable return for their housing dollar, something they can't get in their artifically limited market. You will note I've proposed some other changes in the text. Do you agree that the surgeon - day laborer analogy is better than surgeon - car salesman? As it is written it seems to imply that the Negro surgeon might have little in common with a white car salesman - into whose neighborhood the surgeon may be moving.

Pp. 6-7: How about adding at caret: "These panic profiteers make their money by scaring homeowners with tales of falling property values, then offer to buy houses (under appraised value, of course). Having bought, for example, an $18,000 house for $12,000, the profiteer resells it for $21,000 to a Negro who is desperate for housing. In the space of a few months the profiteer has made a profit of $9,000 through his manipulation of some people's fears and others needs." It might be well if we could document a case. Aren't there some cases and prices with the Milwaukee (Wisconsin Industrial Commission) report?

On page 7 this brochure mentions the University of California Studies in Race and Housing. This is the Luigi Laurenti work (one volume of Studies) in which he took a number of cities and studied integrated neighborhoods along with control group all-white ones. Anyway, this was published in something like 1959! So while the pamphlet implies that the Studies are the latest work, the Laurenti is dated. I would check to see if NCDH has any references which are more recent. I know there is a man in Washington, D. C., who has done similar work recently for Washington. We have an off-print of some short blurb about it and also a clip (or xerox copy of a clip) from the Washington Post on this man's study. We wrote him requesting the full report, but I do not believe we got a reply. Can't remember his name, but it is in the alphabetical file somewhere. Sorry I can't be more specific. But this might be a good additional (an up-to-date) reference.

Pp. 8-9: This section on neighborhood deterioration should be more specific, something like: "A person's race does not determine how well he will take care of his property. This depends on his pride and sense of responsibility - attitudes which will extend to the entire neighborhood."

P. 10: I suggest that the buy low-sell high go in at pp. 6-7. I've changed that last sentende to read: "...it is not the wishes of the group itself, but the results of restrictive and exploitive practices in the sale and rental of real estate combined with discri mination in employment which tends to relegate minority group people to low income jobs. Thus, housing mobility and selectivity are severely limited for minority families."

P. 11: No, I don't think "or selling" should be added, because except in the few communities (and Atlanta is not one) where there are fair housing laws, the seller may discriminate. Perhaps you mean that restrictive covenants can't keep a person from selling to a member of a minority group, if the seller so desires? If that is what you mean then maybe the text should read: "...community of his choice nor can they prevent the owner's selling to a minority group buyer."

P. 15: Took out a phrase which seemed to weaken the statement too much to suit me...

P. 16: It might be well to point out (at caret) that one of the primary reasons many minority group families actually actively seek new housing is in order to have in another neighborhood the benefit of better schools with lower pupil-teacher ratio and to live in an area where other parents also care about education and their public schools.

The illustrations in this pamphlet, I might add, are horrid. It would be better without them. Also the physical construction of the thing is cumbersome. It is nice to see the title headings, but the second half pages are very difficult to read without pulling the whole pamphlet apart (as I seem to have done). I don't know whether it is worthwhile for SRC to reissue this. Perhaps they should buy copies of another group's pamphlet on this problem (Washington Neighbors Inc., Philadelphia Human Relations Commission, Philadelphia West Mt. Airy Neighbors ?). Other pamphlets I've seen by other groups have been better - at least, I remember them as being so now.

It was good to hear from you. I hope these comments are what you wanted. You and Mrs. Smith have a pleasant holiday!

Terry Bell

Sept. 22, 1966

Mr. John P. Sisson, Director
National Catholic Conference
for Interracial Justice
8017 Palm Street
New Orleans, Louisiana 70125

Dear Mr. Sisson:

I talked to Mr. Smith over the phone a few days ago. He is interested in attending your conference in Houston on October 12th. But he wants to know more in detail about what you'd like him to do in the workshop.

I think the best thing to do, to save confusion, would be for you to call Mr. Smith at the Kedron Valley Inn, South Woodstock, Vermont.

I had an enjoyable chat with Jim McGuire on Tuesday.

Sincerely yours,

(Miss) Susan Bresler
Urban Planner
Urban Planning Project

Southern Field Service

National Catholic Conference for Interracial Justice

8017 Palm Street • New Orleans, Louisiana 70125 • 482-5792

Director
John P. Sisson

September 14, 1966

Miss Susan Bresler
Southern Regional Council
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Miss Bresler:

Enclosed is a copy of the letter to Mr. Smith relative to the Houston meeting.

As I discussed with you on the phone today, we would like for you or Mr. Smith to give a fifteen-minute statement of the opportunities to promote low cost housing by church groups, and also of the kinds of efforts being made to secure open occupancy of housing in the South.

There will be several resource people from Houston with you; we think that about 25 priests will attend this seminar session.

Jim McGuire, my associate, will be in your office a little after midmorning on the 20th and would like to sit with you for an hour to discuss SRC programs and plans. He will be attending the Interagency meeting which starts at noon. If you are unable to give him this appointment, will you kindly call me.

Sincerely yours,

Jack Sisson

John P. Sisson

cc. Miss Susan Breeler
SRC

August 19, 1966

Mr. Moreland Smith
Southern Regional Counsil
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

We have just finished the final planning of a clergy conference for 300 priests of the Diocese of Galveston-Houston, to be held at the Sheraton-Lincoln Hotel in Houston on October 12 and 13.

On Thursday, October 13, there will be a workshop on Neighborhood Stabilization, and I would like to invite you to be one of the resource people in this workshop which will last about two and a half hours, from ten o'clock in the morning. The opening address that morning should be extremely interesting; it will be made by Callan Graham, director of the Texas Catholic Conference, on the subject, The Practical Politics of Social Action.

We are not in a position to offer transportation or expenses, but hoped you might want to arrange your schedule for a Houston visit so as to be able to participate in this conference. You are probably familiar with the work of the VISTA volunteers being carried on under the direction of Miss Nancy Pollard out of the Houston Counsil on Human Relations office, and undoubtedly plan to get down that way some time. We could also use some printed material relative to the topic of neighborhood stabilization, such as the piece you did for SRC.

Perhaps we can talk about the whole program when I return to the office on August 30.

Sincerely yours,

John P. Sisson

cc Froiengen

Southern Field Service

National Catholic Conference for Interracial Justice

8017 Palm Street • New Orleans, Louisiana 70125 • 482-5792

Director
John P. Sisson

Miss Bressler

① Res to Houston Attendees

② Notes for Hunter

③

September 29, 1966

Rev. Joseph A. Fiorenza
Sacred Heart Co-Cathedral
1111 Pierce Avenue
Houston, Texas 77002

Dear Father:

Moreland Smith of Southern Regional Council needs a reservation at the Sheraton-Lincoln for the evening of the 12th. He has agreed to be our primary resource person in the workshop on Neighborhood Stabilization on the 13th.

He suggested that it would be helpful to have someone from the government who would be familiar with 221(d)3 housing provisions. I would assume that Gladstein might know someone in the appropriate government office there in Houston; otherwise we can probably get someone from the Dallas HUD office to come down and be with us.

Sincerely yours in Christ,

Jack

John P. Sisson

Doxiadis
Tve

cc: Mr. Moreland Smith
c/o Kedron Valley Inn
South Woodstock, Vermont 05071

Southern Field Service

National Catholic Conference for Interracial Justice

8017 Palm Street • New Orleans, Louisiana 70125 • 482-5792

Director
John P. Sisson

September 29, 1966

Mr. Moreland Smith
c/o Kedron Valley Inn
South Woodstock, Vermont 05071

Dear Moreland:

We are very glad that you will be in the workshop entitled "Neighborhood Stabilization" to give a 15-minute summary of the various things that churchmen can do to promote housing betterment, enforcement of codes, help organize and finance new housing or rehabilitation of housing, and so on.

We will secure someone from a federal office who can answer questions on the details of 221(d)3 housing.

Dr. Wilbur of the Houston Council on Human Relations will be one of the local resource people in the meeting and the seminar, which will probably be chaired by my associate, Jim McGuire. After the presentation, the discussion will be informal. We hope to get as many as 25 to attend this workshop, including some from all over Texas as well as from Louisiana, Arkansas and Mississippi. Miss Nancy Pollard, who is in charge of the VISTA volunteers in Houston, will also be a resource person.

If you have materials which you would like to pass out to the participants, that would be good.

In talking about this originally with Paul Anthony I had made it clear that the diocese does not have enough money to cover travel and expenses, but would be glad to help make any arrangements locally which would help make your visit there more fruitful. Doubtless you will want to spend some time with members of SRC's affiliate, the Houston Council.

We will look forward to seeing you on the evening of the 12th, or for sure on the morning of the 13th at the Sheraton-Lincoln.

Sincerely yours,

Jack

John P. Sisson

cc: Rev. Joseph A. Fiorenza, Houston
Miss Susan Bresler, SRC, Atlanta
Mr. Paul Anthony, SRC, Atlanta

To Files

October 5, 1966

Dear Mr. Sisson:

I have arranged for Mr. Smith to fly down to Houston the evening of October 12th on Delta flight 923, arriving in Houston at 8:54 pm, and returning to Atlanta on the afternoon of October 13th on Eastern flight 120, leaving Houston at 2:40 pm.

Could you please arrange for Mr. Smith's accomodations for the night of October 12th.

Sincerely yours,

(Miss) Susan Bresler
Urban Planner
Urban Planning Project

cc: Moreland Griffith Smith

Mr. John P. Sisson, Director
Southern Field Service
8017 Palm Street
New Orleans, La. 70125

11 October 1966

The Rev. William A. Jones, Jr.
692 Popular Avenue
Memphis, Tennessee

Dear Mr. Jones:

Mr. Robert Anderson told me of your interest in the constructive involvement of the church in planning and housing and your desire for further information. I am terribly sorry to have missed seeing you when you were in the office here and wish that I could have discussed this with you in person. I am a little at a loss to know what to write about or what to send you without some clarification. Would you mind writing me in detail your specific interests? I would be delighted to hear from you.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb

11 October 1966

Mr. C. L. Fair
Director of Administration
Doxiadis Associates, Inc.
1058 Thomas Jefferson Street, N.W.
Washington, D. C. 20007

Dear Mr. Fair:

Needless to say I was tremendously dissappointed to learn upon my return to the office that our appointment with you and Dr. Doxiadis on the 18th and 19th had been called off! We shall look forward to having a new time set and trust that it will not be very far off.

Is there anything further I should get together before our meeting? With all of the best wishes, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb

11 October 1966

Mrs. Benjamin M. Gimarc
1520 Senate
Apartment 18A
Columbia, South Carolina 29201

Dear Mrs. Gimarc:

Thanks for your memo of 12 September 1966 which arrived while I was hibernating in Vermont. Just returned this morning and am leaving this evening for Houston. I will not have a chance to read your memo until I return from Houston.

You are heavily missed at SRC. Lunch today with Mrs. Bartley, Miss Browning, and Mrs. Morrison brought your name up many times. Wish you could have been here!

Will answer your neno more specifically, upon my return.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:jb

Jerry Dell: We needed you in Georgia lately; those new election supervisors let us all vote only once, and it wasn't enough to turn the tide. Georgia politics and SRC continue to be a summer festival way into October.

It's almost 5 o'c. and I wouldn't dare work late, so I'll summarize the concensus: YOU ARE MISSED MUCHLY. Even the Downward and Backward Club has taken a plunge upward since you left. J. Browning.

October 15, 1966

Father Daniel A. McGinn
2312 Rice Boulevard
Houston, Texas

Dear Father McGinn:

It was good to meet you at the Houston Clergy Confeeence on "The Church and the Human Rights Struggle," and the Neighborhood Stabilization Workshop. I had wanted to discuss further with you individually Mr. Callan Graham's speech on politics. I don't believe <u>even</u> in laymen compromising their moral positions, <u>much less</u> the clergy. However, we both do exist with politicians and I do think Mr. Graham's knowledgeable analysis of the politician and his commitments to:

1. his constituents
2. himself

can be extremely helpful to us in dealing with him.

Further, I believe our Christian understanding and love rather than dictation to can assist him in operating more with a social or moral conscience. Our understanding of him will enable him to better understand us.

I am enclosing herewith a copy of the requested "Neighborhood Stabilization: A Program." If you desire further copies, please let us know.

With regard to 221(d)3 housing, I suggest you write direct to:

Department of Housing and Urban
Development
Region V
Federal Center
300 West Vickery Boulevard
Fort Worth, Texas 76104

They can furnish you with detailed information.

Also, write for the booklet, "Patterns for Action: The Church and Not-For-Profit Housing."

Local Development Services
Division
Urban America, Inc.
2 West 46th Street
New York, New York 10036

This should give some helpful suggestions.

Writing direct for these should save time on this. However, after you have this information in hand if there are further quggtions, please let me know.

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj
Enclosure - 1.

October 15, 1966

Mr. James McGuire
National Catholic Conference for
Interracial Justice
8017 Palm Street
New Orleans, Louisiana 70125

Dear Jim:

It was good to see you in Houston and be a part of your panel. I would appreciate very much your taking the time to give me a critique with suggestions on my part. This is a new field for me and your frank expression could be most helpful for "the cause."

Thanking you and looking forward to seeing you again, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 15, 1966

The Honorable Lovie Welch
Mayor
City of Houston
City Hall
Houston, Texas

Dear Mayor Welch:

It was a pleasure to have met you the evening of Octbber 12, 1966 at the Hilliard Elementary School, and I want to commend you for your "Meet the People" program! Other Mayors should follow suit. As an outsider it was most interesting for me to be an observer.

Hoping to have the pleasure of seeing you again, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 15, 1966

Mr. John P. Sisson
National Catholic Conference for
Interracial Justice
8017 Palm Street
New Orleans, Louisiana 70125

Dear Jack:

It was good to see you in Houston, and I enjoyed taking a small part in your program. My only hope is that it was something along the line you wanted! I would be interested in your criticisms or suggestions so that I might be able to do better next time.

I shall look forward to receiving a copy of Msgr. Josiah Chatham's talk, "The Theology of Race Relations" as well as Mr. Callan Graham's talk on, "Practical Politics of Social Action." To me these were the highlights of a splendid program! You are to be congratulated on what you put together. Hoping to see you soon, I am

Sincerely,

Moreland Griffith Smith, Director
Urban Planning Project

MGS/mmj

October 17, 1966

The Honorable Richard T. Rives
902 Park Avenue
Montgomery, Alabama

My dear Judge Rives:

It was good to see you and Mrs. Rives at John's installation. If you are ever in Atlanta please stay with Marjorie and me -- we have "oodles" of room.

On our Vermont vacation last month we met a college chum of your daughter's, Betty Hammett of New York City.

The Southern Regional Council has started a new three-year project on Penal Reform and Criminal Rehabilitation headed by John O. Boone, for whom I have a high regard! John was associated with the Federal penal system. I believe he held the highest position ever attained by a Negro.

Enclosed herewith are his first releases. I feel you would be interested, and I would appreciate having your frank assessment, if you can spare the time!

Would you object to my proposing your name as a possible member of this Advisory Committee?

Looking forward to hearing from you, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj
Enclosures

October 17, 1966

Gentlemen:

Please send me ten (10) copies of "Patterns for Action: the church and not-for-profit housing."

Thank you,

(Miss) Susan Bresler
Urban Planner
Urban Planning Project

JOINT URBAN PROGRAM
Episcopal Church Center
815 Second Avenue
New York, New York 10017

Thank you,

(Miss) Susan Bresler
Urban Planner
Urban Planning Project

Federal Housing Administration
Field Office
Marietta Street Building
Atlanta, Georgia 30303

October 17, 1966

Gentlemen:

Please send me the following twelve (12) items:

FHA No. 491
FHA No. 3239
FHA No. 208
FHA No. 206
FHA No. 428
FHA No. 770
FHA No. 221
FHA No. 415
FHA No. 247
FHA No. 528
FHA No. 512
Housing and Urban Development Act of 1965

Thank you,

(Miss) Susan Bresler
Urban Planner
Urban Planning Project

Federal Housing Administration
Field Office
Marietta Street Building
Atlanta, Georgia 30303

October 18, 1966

Mr. Edwin C. Berry
Executive Director
The Chicago Urban League
4500 South Michigan Avenue
Chicago, Illinois

Dear Mr. Berry:

I was most impressed with your speech which you gave at Urban America's conference, "Our People and Their Cities"! Would it be possible to obtain a copy of your presentation?

Looking forward to hearing from you, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 18, 1966

Mr. William L. Rofsky
Executive Vice-President
Old Philadelphis Development Corporation
211 South Broad
Philadelphia, Pennsylvania

Dear Mr. Rofsky:

I was most impressed with your speech which you gave at Urban America's conference, "Our People and Their Cities"! Would it be possible to obtain a copy of your presentation?

Looking forward to hearing from you, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 18, 1966

Mr. Edward L. Holmgren
Executive Director
Baltimore Neighborhoods, Inc.
1 Charles Center
Baltimore, Maryland

Dear Mr. Holmgren:

Mr. Anthony, our Director, has employed Mrs. Bem Price of Washington to do a coordinated study on Neighborhood Action in Baltimore, Mt. Airy, and Washington.

Mrs. Price will be contacting you to see if a time may be arranged suitable to you to collect data covering your organization and its activities.

Thanking you for your assistance in this project, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 18, 1966

Mr. Harvey Gantt
c/o Mr. A. G. O'Dell, Jr.
102 West Trade Street
Charlotte, North Carolina

Dear Mr. Gantt:

It was a pleasure to meet you when I was passing through Charlotte. I wish you had your registration and I could entice you down with me.

Enclosed you will find some miscellaneous things concerning my work. As we turn out things I think you might be interested in I will send them along.

Anytime you have any comments or suggestions on these or any other parts of SRC's work, I would appreciate hearing from you and having your thoughts.

With all of the best, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj
Enclosures

October 18, 1966

Mrs. Ruth Steele
Executive Secretary
The West Mt. Airy Neighbors
7139 Cresheim Road
Philadelphia 19, Pennsylvania

Dear Mrs. Steele:

Mr. Anthony, our Director, has employed Mrs. Bem Price of Washington to do a coordinated study on Neighborhood Action in Baltimore, Mt. Airy, and Washington.

Mrs. Price will be contacting you to see if a time may be arranged suitable to you to collect data covering your organization and its activities.

Thanking you for your assistance in this project, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 18, 1966

Mr. Wilfred Owen
The Brookings Institute
1775 Massachusetts Avenue, N. W.
Washington, D. C.

Dear Mr. Owen:

I was most impressed with your speech which you gave at Urban America's conference, "Our People and Their Cities". Would it be possible to obtain a copy of your presentation?

Looking forward to hearing from you, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

Dear Mr. Owen:

The copy of your speech came this morning and I am delighted to have it! Thank you so much for your kindness. Hoping to see you again, I am,

Sy

October 21, 1966

Mr. Paul Rudolph, AIA
26 West 58th Street
New York, New York

Dear Paul:

I was delighted to learn of the honor conferred upon you by Colgate Univerity. Needless to say, I think it well deserved. Congratulations!

Will your talk, "Urban Design" be printed and, if so, may I obtain a copy of it?

I will probably be telephoning you after seeing Dr. Foster this weekend.

With all of the best, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 24, 1966

The Honorable Richard T. Rives
United States Circuit Judge
United States Court of Appeals
Fifth Judicial Circuit
Montgomery, Alabama 36102

Dear Judge:

Thank you so much for your letter of October 20. I can readily understand your position in not being able to participate in this Penal Reform and Criminal Rehabilitation Project.

In order that you may be kept informed of what they undertake or project, I will forward what they turn out.

Enclosed, herewith, is a list of those persons in attendance at the first meeting of the Advisory Committee. Also, I am enclosing, herewith, a copy of the data on Ferguson v. Buchanan.

Hoping to see you soon, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj
Enclosures

United States Court of Appeals
Fifth Judicial Circuit

Richard T. Rives
Circuit Judge
Montgomery, Alabama 36102

October 20, 1966

Mr. Moreland G. Smith, Director
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Moreland:

I have your fine note of October 17. Jessie and I also enjoyed seeing you when John was installed as Judge. We shall certainly get in touch with you and your good wife whenever we are in Atlanta.

I read the material on the project on Penal Reform and Criminal Rehabilitation. It certainly is a timely topic and a most worthwhile undertaking. Of course, like all other similar projects, its success or failure will depend on the personnel of the committee. From your estimate of Mr. Boone, I have high hopes of its success.

As to your suggestion that you might propose my name as a possible member of the advisory committee, I would ask that you not do so; not because of any lack of interest, but because it would be in conflict with my duties as a Judge. As you probably know, though retired, I am continuing right on in active hearing of cases. One of the cases, a three-judge district court case, is set for hearing November 29, involving the desegregation vel non of the prisons and jails in Alabama. Incidentally, I notice that Mr. Boone's letter states that the Human Relations Council will receive copies of Ferguson v. Buchanan, which resulted in the desegregation of the Dade

County Jail. That case has not yet been called to our attention. I wonder if you would ask Mr. Boone either to let me have a copy of the opinion or to advise me where it is reported.

John is already busily engaged in his duties as Circuit Judge. He has sat on some 40 cases to date, and next week is scheduled to sit with Walter Gewin and myself in Montgomery to hear some 20 more. It will be unprecedented to have three Circuit Judges from Alabama sitting together.

With best wishes, I remain,

Sincerely yours,

Dick

~~Richard T.~~ Rives

RTR/ef

~~United States Circuit Judge.~~

October 24, 1966

Mr. Wilfred Owen
The Brookings Institute
1775 Massachusetts Avenue, N. W.
Washington, D. C.

Dear Mr. Owen:

The copy of your speech came this morning, and I am delighted to have it! Thank you so much for your kindness.

Hoping to see you again, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 28, 1966

Mr. Thomas J. Reddick, Jr.
1400 N. W. 6th Street
Fort Lauderdale, Florida

Dear Mr. Reddick:

It was good to see you again on last Wednesday. I would like to commend you on your effective presentation of the By-Racial Committee's resolution. I am glad you were able to contact enough people to have it presented!

The unity shown by the Negro community was excellent, and I hope that it portends the continued pulling together of the entire Negro citizenry in a total political impact at the ballot box. Only this can bring the Negro to the front of Democracy, and it can be far more reaching in the long range for you and every American Negro.

My best wishes for your continued success!

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 28, 1966

Father Theodore J. Jones
St. Christopher's Episcopal Church
318 N. W. 6th Avenue
Fort Lauderdale, Florida

Dear Father Jones:

It was good to be able to work with you on the Urban Renewal Project. I do hope that the Commission will approve the project! If they do, at that time I hope the Negro community can unify all of the organizations represented Wednesday into one petition; stating succinctly the reasons for preferring federal funding, i.e., using all available funds -- local and federal -- for a better job for a better community, etc., etc. If you would care to discuss the wording with me as a matter of strategy, I would be delighted to have you review the draft over the telephone.

Hoping to have good news, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj
cc: The Reverend Samuel W. George

October 28, 1966

Mr. Charles H. Fletcher
Burdine's Department Store
115 South Andrews Avenue
Fort Lauderdale, Florida

Dear Mr. Fletcher:

It was good to see you again in your office Thursday morning. If I may, I would like to commend you again on what you have done in leading the city forward with unity in assessing blight and vitalizing Urban Renewal as a tool for building for the future. I am sorry that your influence will no longer be felt as a board member on the Urban Renewal Agency. However, perhaps in the Economic Study and Planning Study by Victor Gruen you will be even more valuable in the economic affect on the trade area through good planning.

I appreciate your offer to keep me posted on Fort Lauderdale's progress, and I shall look forward to being placed on the mailing list for progress reports.

Hoping to see you again, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

October 28, 1966

Mr. Don Hallock
888 Intracoastal Drive
Fort Lauderdale, Florida

Dear Don:

I was sorry not to have reached you by telephone Thursday morning. I wanted to tell you how much I enjoyed working with you, and appreciated the informative letters wherein you gave me data on every aspect of equal opportunity efforts in the Fort Lauderdale area. This gave me a very positive feeling of the total picture. I hope to hear good results in the future on all phases; migratory workers, unionization, schools, political impact, as well as Urban Renewal and Trade Area Master Planning.

You are to be commended on being an effective catalytic agent in these very trying times of democratic development.

My best wishes to you, and hoping we shall meet again, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

Established 1845 SCIENTIFIC AMERICAN October 1966 Volume 215 Number 4

The Culture of Poverty

Does membership in a group that has been poor for generations constitute belonging to a separate culture? A study of Puerto Ricans in both Puerto Rico and New York indicates that it does

by Oscar Lewis

Poverty and the so-called war against it provide a principal theme for the domestic program of the present Administration. In the midst of a population that enjoys unexampled material well-being—with the average annual family income exceeding $7,000—it is officially acknowledged that some 18 million families, numbering more than 50 million individuals, live below the $3,000 "poverty line." Toward the improvement of the lot of these people some $1,600 million of Federal funds are directly allocated through the Office of Economic Opportunity, and many hundreds of millions of additional dollars flow indirectly through expanded Federal expenditures in the fields of health, education, welfare and urban affairs.

Along with the increase in activity on behalf of the poor indicated by these figures there has come a parallel expansion of publication in the social sciences on the subject of poverty. The new writings advance the same two opposed evaluations of the poor that are to be found in literature, in proverbs and in popular sayings throughout recorded history. Just as the poor have been pronounced blessed, virtuous, upright, serene, independent, honest, kind and happy, so contemporary students stress their great and neglected capacity for self-help, leadership and community organization. Conversely, as the poor have been characterized as shiftless, mean, sordid, violent, evil and criminal, so other students point to the irreversibly destructive effects of poverty on individual character and emphasize the corresponding need to keep guidance and control of poverty projects in the hands of duly constituted authorities. This clash of viewpoints reflects in part the infighting for political control of the program between Federal and local officials. The confusion results also from the tendency to focus study and attention on the personality of the individual victim of poverty rather than on the slum community and family and from the consequent failure to distinguish between poverty and what I have called the culture of poverty.

The phrase is a catchy one and is used and misused with some frequency in the current literature. In my writings it is the label for a specific conceptual model that describes in positive terms a subculture of Western society with its own structure and rationale, a way of life handed on from generation to generation along family lines. The culture of poverty is not just a matter of deprivation or disorganization, a term signifying the absence of something. It is a culture in the traditional anthropological sense in that it provides human beings with a design for living, with a ready-made set of solutions for human problems, and so serves a significant adaptive function. This style of life transcends national boundaries and regional and rural-urban differences within nations. Wherever it occurs, its practitioners exhibit remarkable similarity in the structure of their families, in interpersonal relations, in spending habits, in their value systems and in their orientation in time.

Not nearly enough is known about this important complex of human behavior. My own concept of it has evolved as my work has progressed and remains subject to amendment by my own further work and that of others. The scarcity of literature on the culture of poverty is a measure of the gap in communication that exists between the very poor and the middle-class personnel—social scientists, social workers, teachers, physicians, priests and others—who bear the major responsibility for carrying out the antipoverty programs. Much of the behavior accepted in the culture of poverty goes counter to cherished ideals of the larger society. In writing about "multiproblem" families social scientists thus often stress their instability, their lack of order, direction and organization. Yet, as I have observed them, their behavior seems clearly patterned and reasonably predictable. I am more often struck by the inexorable repetitiousness and the iron entrenchment of their lifeways.

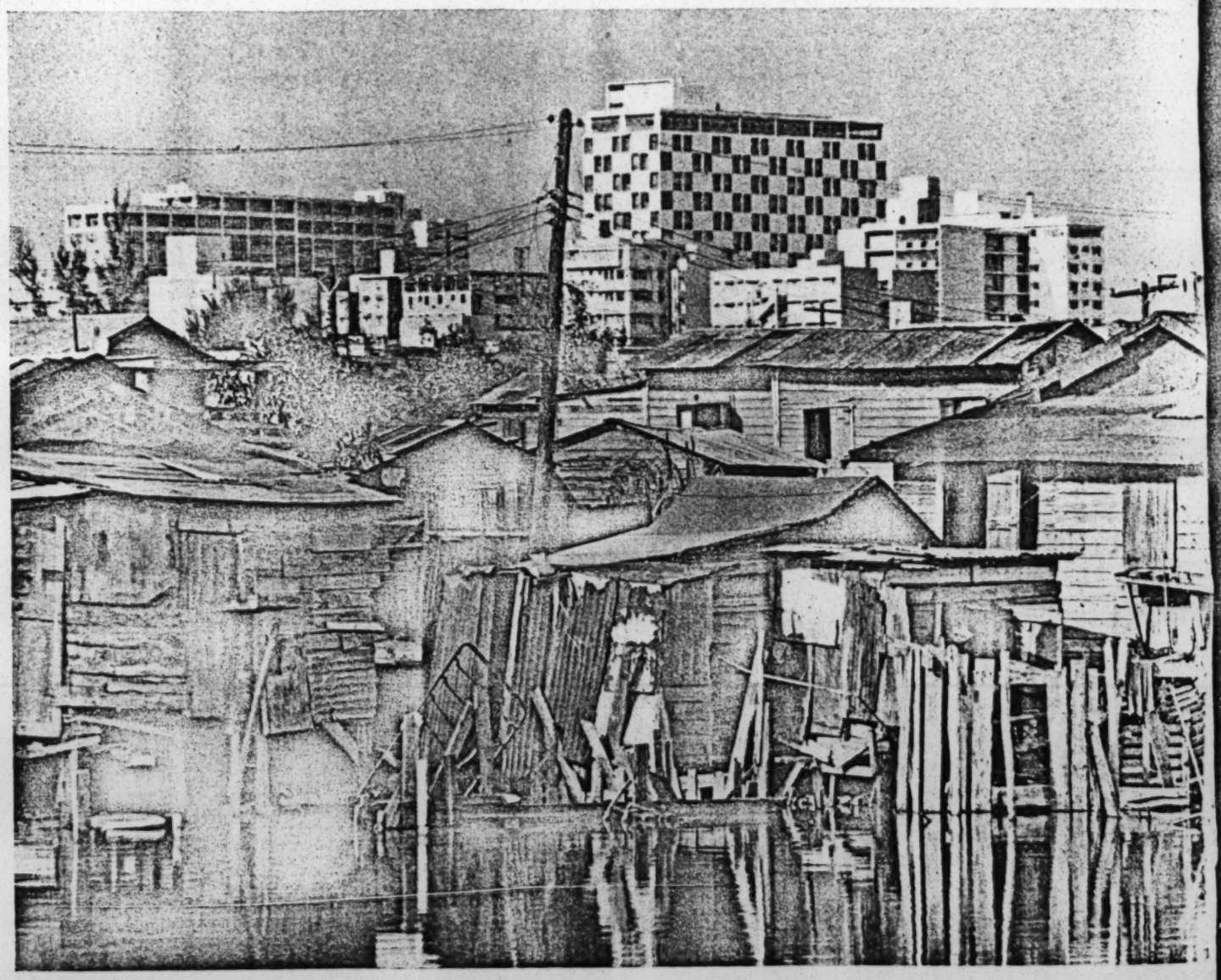
The concept of the culture of poverty may help to correct misapprehensions that have ascribed some behavior patterns of ethnic, national or regional groups as distinctive characteristics. For

example, a high incidence of common-law marriage and of households headed by women has been thought to be distinctive of Negro family life in this country and has been attributed to the Negro's historical experience of slavery. In actuality it turns out that such households express essential traits of the culture of poverty and are found among diverse peoples in many parts of the world and among peoples that have had no history of slavery. Although it is now possible to assert such generalizations, there is still much to be learned about this difficult and affecting subject. The absence of intensive anthropological studies of poor families in a wide variety of national contexts—particularly the lack of such studies in socialist countries—remains a serious handicap to the formulation of dependable cross-cultural constants of the culture of poverty.

My studies of poverty and family life have centered largely in Mexico. On occasion some of my Mexican friends have suggested delicately that I turn to a study of poverty in my own country. As a first step in this direction I am currently engaged in a study of Puerto Rican families. Over the past three years my staff and I have been assembling data on 100 representative families in four slums of Greater San Juan and some 50 families of their relatives in New York City.

Our methods combine the traditional techniques of sociology, anthropology and psychology. This includes a battery of 19 questionnaires, the administration of which requires 12 hours per informant. They cover the residence and employment history of each adult; family relations; income and expenditure; complete inventory of household and personal possessions; friendship patterns, particularly the *compadrazgo*, or godparent, relationship that serves as a kind of informal social security for the children of these families and establishes special obligations among the adults; recreational patterns; health and medical history; politics; religion; world view and "cosmopolitanism." Open-end interviews and psychological tests (such as the thematic apperception test, the Rorschach test and the sentence-completion test) are administered to a sampling of this population.

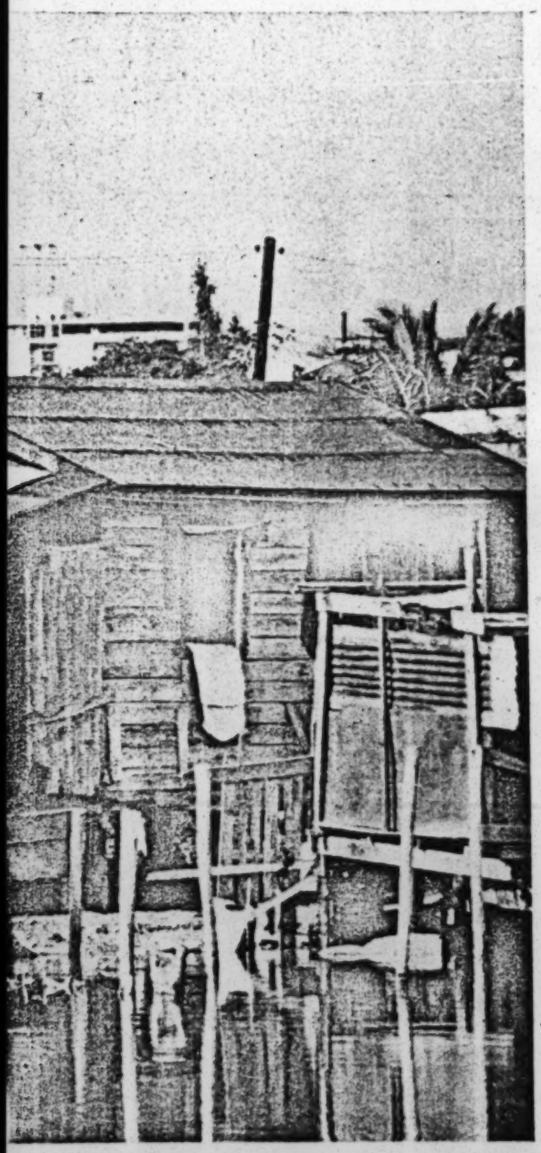
All this work serves to establish the context for close-range study of a selected few families. Because the family is a small social system, it lends itself to



WATERFRONT SHACKS of a Puerto Rican slum provide a sharp contrast to the modern construction that characterizes the prosperous parts of San Juan's Santurce district (*rear*). The author has found that residents in clearly delineated slum neighborhoods such as this one often have a community sense similar to that characteristic of villagers in rural areas. Such *esprit de corps* is

the holistic approach of anthropology. Whole-family studies bridge the gap between the conceptual extremes of the culture at one pole and of the individual at the other, making possible observation of both culture and personality as they are interrelated in real life. In a large metropolis such as San Juan or New York the family is the natural unit of study.

Ideally our objective is the naturalistic observation of the life of "our" families, with a minimum of intervention. Such intensive study, however, necessarily involves the establishment of deep personal ties. My assistants include two Mexicans whose families I had studied; their "Mexican's-eye view" of the Puerto Rican slum has helped to point up the similarities and differences between the Mexican and Puerto Rican subcultures. We have spent many hours attending family parties, wakes and baptisms, responding to emergency calls, taking people to the hospital, getting them out of jail, filling out applications for them, hunting apartments with them, helping them to get jobs or to get on relief. With each member of these families we conduct tape-recorded interviews, taking down their life stories and their answers to questions on a wide variety of topics. For the ordering of our material we undertake to reconstruct, by close interrogation, the history of a week or more of consecutive days in the lives of each family, and we observe and record complete days as they unfold. The first volume to issue from this study is to be published next month under the title of *La Vida, a Puerto Rican Family in the Culture of Poverty—San Juan and New York* (Random House).



uncommon among participants in the culture of poverty; although gregarious, they seldom manage to become well organized.

There are many poor people in the world. Indeed, the poverty of the two-thirds of the world's population who live in the underdeveloped countries has been rightly called "the problem of problems." But not all of them by any means live in the culture of poverty. For this way of life to come into being and flourish it seems clear that certain preconditions must be met.

The setting is a cash economy, with wage labor and production for profit and with a persistently high rate of unemployment and underemployment, at low wages, for unskilled labor. The society fails to provide social, political and economic organization, on either a voluntary basis or by government imposition, for the low-income population. There is a bilateral kinship system centered on the nuclear progenitive family, as distinguished from the unilateral extended kinship system of lineage and clan. The dominant class asserts a set of values that prizes thrift and the accumulation of wealth and property, stresses the possibility of upward mobility and explains low economic status as the result of individual personal inadequacy and inferiority.

Where these conditions prevail the way of life that develops among some of the poor is the culture of poverty. That is why I have described it as a subculture of the Western social order. It is both an adaptation and a reaction of the poor to their marginal position in a class-stratified, highly individuated, capitalistic society. It represents an effort to cope with feelings of hopelessness and despair that arise from the realization by the members of the marginal communities in these societies of the improbability of their achieving success in terms of the prevailing values and goals. Many of the traits of the culture of poverty can be viewed as local, spontaneous attempts to meet needs not served in the case of the poor by the institutions and agencies of the larger society because the poor are not eligible for such service, cannot afford it or are ignorant and suspicious.

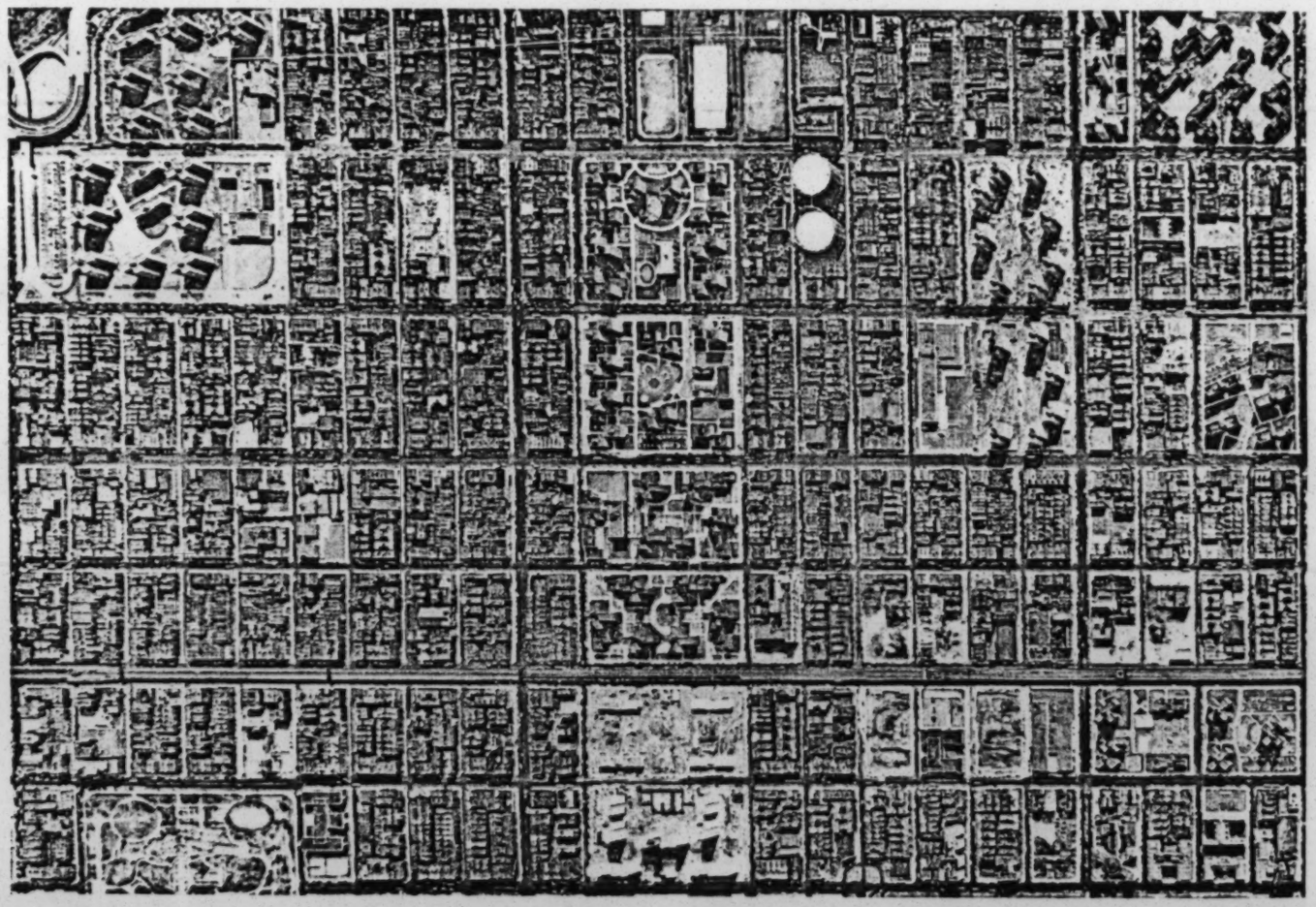
Once the culture of poverty has come into existence it tends to perpetuate itself. By the time slum children are six or seven they have usually absorbed the basic attitudes and values of their subculture. Thereafter they are psychologically unready to take full advantage of changing conditions or improving opportunities that may develop in their lifetime.

My studies have identified some 70 traits that characterize the culture of poverty. The principal ones may be described in four dimensions of the system: the relationship between the subculture and the larger society; the nature of the slum community; the nature of the family, and the attitudes, values and character structure of the individual.

The disengagement, the nonintegration, of the poor with respect to the major institutions of society is a crucial element in the culture of poverty. It reflects the combined effect of a variety of factors including poverty, to begin with, but also segregation and discrimination, fear, suspicion and apathy and the development of alternative institutions and procedures in the slum community. The people do not belong to labor unions or political parties and make little use of banks, hospitals, department stores or museums. Such involvement as there is in the institutions of the larger society—in the jails, the army and the public welfare system—does little to suppress the traits of the culture of poverty. A relief system that barely keeps people alive perpetuates rather than eliminates poverty and the pervading sense of hopelessness.

People in a culture of poverty produce little wealth and receive little in return. Chronic unemployment and underemployment, low wages, lack of property, lack of savings, absence of food reserves in the home and chronic shortage of cash imprison the family and the individual in a vicious circle. Thus for lack of cash the slum householder makes frequent purchases of

SAN JUAN SLUM AREA in the Santurce district sprawls along the edge of the tidal inlet (*top*) that connects the city's harbor with San José Lake. Rickety buildings have been erected on stilts beyond the high-water line and narrow alleyways crisscross the district. Compared to this area, many of New York's worst slum areas, such as the ones that appear below, are nearly middle-class.



EL BARRIO, the original nuclear Latin-American slum area of Manhattan, occupies the greater part of this aerial photograph. Lying roughly between Central Park and the East River north of 99th Street and south of 125th Street in Manhattan, this is the area that received the pioneer Puerto Rican immigrants to New York in the early years of this century. Photograph was made in 1961.

small quantities of food at higher prices. The slum economy turns inward; it shows a high incidence of pawning of personal goods, borrowing at usurious rates of interest, informal credit arrangements among neighbors, use of secondhand clothing and furniture.

There is awareness of middle-class values. People talk about them and even claim some of them as their own. On the whole, however, they do not live by them. They will declare that marriage by law, by the church or by both is the ideal form of marriage, but few will marry. For men who have no steady jobs, no property and no prospect of wealth to pass on to their children, who live in the present without expectations of the future, who want to avoid the expense and legal difficulties involved in marriage and divorce, a free union or consensual marriage makes good sense. The women, for their part, will turn down offers of marriage from men who are likely to be immature, punishing and generally unreliable. They feel that a consensual union gives them some of the freedom and flexibility men have. By not giving the fathers of their children legal status as husbands, the women have a stronger claim on the children. They also maintain exclusive rights to their own property.

Along with disengagement from the larger society, there is a hostility to the basic institutions of what are regarded as the dominant classes. There is hatred of the police, mistrust of government and of those in high positions and a cynicism that extends to the church. The culture of poverty thus holds a certain potential for protest and for entrainment in political movements aimed against the existing order.

With its poor housing and overcrowding, the community of the culture of poverty is high in gregariousness, but it has a minimum of organization beyond the nuclear and extended family. Occasionally slum dwellers come together in temporary informal groupings; neighborhood gangs that cut across slum settlements represent a considerable advance beyond the zero point of the continuum I have in mind. It is the low level of organization that gives the culture of poverty its marginal and anomalous quality in our highly organized society. Most primitive peoples have achieved a higher degree of sociocultural organization than contemporary urban slum dwellers. This is not to say that there may not be a sense of community and *esprit de corps* in a slum neighborhood. In fact, where slums are isolated from their surroundings by enclosing walls or other physical barriers, where rents are low and residence is stable and where the population constitutes a distinct ethnic, racial or language group, the sense of community may approach that of a village. In Mexico City and San Juan such territoriality is engendered by the scarcity of low-cost housing outside of established slum areas. In South Africa it is actively enforced by the *apartheid* that confines rural migrants to prescribed locations.

The family in the culture of poverty does not cherish childhood as a specially prolonged and protected stage in the life cycle. Initiation into sex comes early. With the instability of consensual marriage the family tends to be mother-centered and tied more closely to the mother's extended family. The female head of the house is given to authoritarian rule. In spite of much verbal emphasis on family solidarity, sibling rivalry for the limited supply of goods and maternal affection is intense. There is little privacy.

The individual who grows up in this culture has a strong feeling of fatalism, helplessness, dependence and inferiority. These traits, so often remarked in the current literature as characteristic of the American Negro, I found equally strong in slum dwellers of Mexico City and San Juan, who are not segregated or discriminated against as a distinct ethnic or racial group. Other traits include a high incidence of weak ego structure, orality and confusion of sexual identification, all reflecting maternal deprivation; a strong present-time orientation with relatively little disposition to defer gratification and plan for the future, and a high tolerance for psychological pathology of all kinds. There is widespread belief in male superiority and among the men a strong preoccupation with *machismo*, their masculinity.

Provincial and local in outlook, with little sense of history, these people know only their own neighborhood and their own way of life. Usually they do not have the knowledge, the vision or the ideology to see the similarities between their troubles and those of their counterparts elsewhere in the world. They are not class-conscious, although they are sensitive indeed to symbols of status.

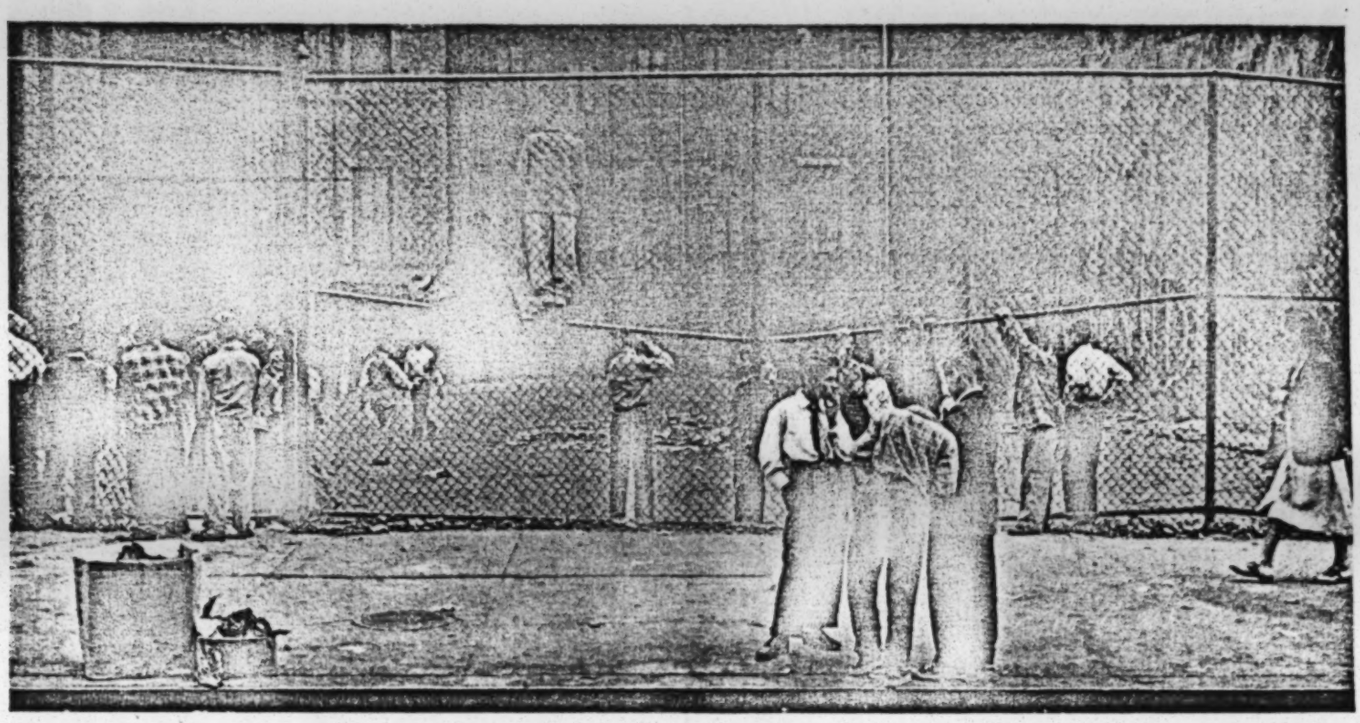
The distinction between poverty and the culture of poverty is basic to the model described here. There are numerous examples of poor people whose way of life I would not characterize as belonging to this subculture. Many primitive and preliterate peoples that have been studied by anthropologists suffer dire poverty attributable to low technology or thin resources or both. Yet even the simplest of these peoples have a high degree of social organization and a relatively integrated, satisfying and self-sufficient culture.

In India the destitute lower-caste peoples—such as the Chamars, the leatherworkers, and the Bhangis, the sweepers—remain integrated in the larger society and have their own panchayat institutions of self-government. Their panchayats and their extended unilateral kinship systems, or clans, cut across village lines, giving them a strong sense of identity and continuity. In my studies of these peoples I found no culture of poverty to go with their poverty.

The Jews of eastern Europe were a poor urban people, often confined to ghettos. Yet they did not have many traits of the culture of poverty. They had a tradition of literacy that placed great value on learning; they formed many voluntary associations and adhered with devotion to the central community organization around the rabbi, and they had a religion that taught them they were the chosen people.

I would cite also a fourth, somewhat speculative example of poverty dissociated from the culture of poverty. On the basis of limited direct observation in one country—Cuba—and from indirect evidence, I am inclined to believe the culture of poverty does not exist in socialist countries. In 1947 I undertook a study of a slum in Havana. Recently I had an opportunity to revisit the same slum and some of the same families. The physical aspect of the place had changed little, except for a beautiful new nursery school. The people were as poor as before, but I was impressed to find much less of the feelings of despair and apathy, so symptomatic of the culture of poverty in the urban slums of the U.S. The slum was now highly organized, with block committees, educational committees, party committees. The people had found a new sense of power and importance in a doctrine that glorified the lower class as the hope of humanity, and they were armed. I was told by one Cuban official that the Castro government had practically eliminated delinquency by giving arms to the delinquents!

Evidently the Castro regime—revising Marx and Engels—did not write off the so-called *lumpenproletariat* as an inherently reactionary and antirevolutionary



PUERTO RICAN BOYS in a Manhattan upper East Side neighborhood use the fenced-off yard of a deserted school as an impromptu playground. The culture of poverty does not cherish childhood as a protected and especially prolonged part of the life cycle. Sexual maturity is early, the male is accepted as a superior and men are strongly preoccupied with *machismo*, or masculinity.

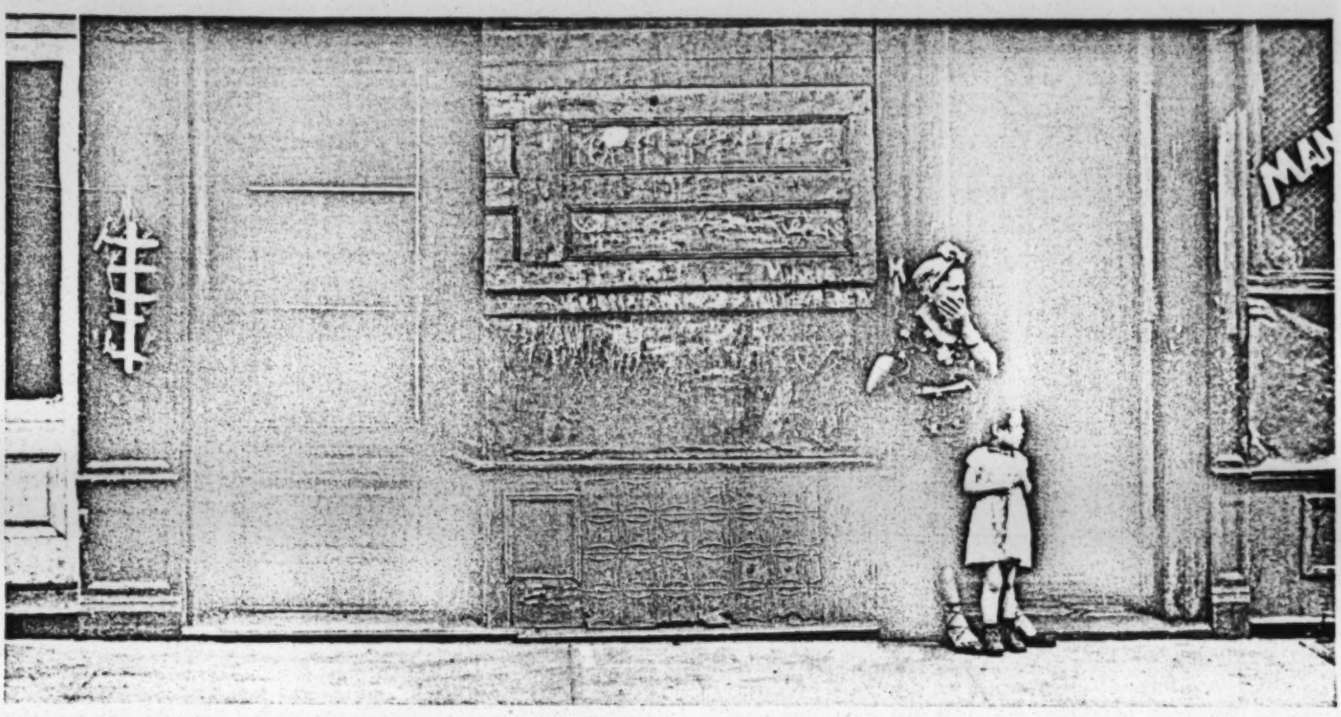
force but rather found in them a revolutionary potential and utilized it. Frantz Fanon, in his book *The Wretched of the Earth*, makes a similar evaluation of their role in the Algerian revolution: "It is within this mass of humanity, this people of the shantytowns, at the core of the *lumpenproletariat*, that the rebellion will find its urban spearhead. For the *lumpenproletariat*, that horde of starving men, uprooted from their tribe and from their clan, constitutes one of the most spontaneous and most radically revolutionary forces of a colonized people."

It is true that I have found little revolutionary spirit or radical ideology among low-income Puerto Ricans. Most of the families I studied were politically conservative, about half of them favoring the Statehood Republican Party, which provides opposition on the right to the Popular Democratic Party that dominates the politics of the commonwealth. It seems to me, therefore, that disposition for protest among people living in the culture of poverty will vary considerably according to the national context and historical circumstances. In contrast to Algeria, the independence movement in Puerto Rico has found little popular support. In Mexico, where the cause of independence carried long ago, there is no longer any such movement to stir the dwellers in the new and old slums of the capital city.

Yet it would seem that any movement—be it religious, pacifist or revolutionary—that organizes and gives hope to the poor and effectively promotes a sense of solidarity with larger groups must effectively destroy the psychological and social core of the culture of poverty. In this connection, I suspect that the civil rights movement among American Negroes has of itself done more to improve their self-image and self-respect than such economic gains as it has won although, without doubt, the two kinds of progress are mutually reinforcing. In the culture of poverty of the American Negro the additional disadvantage of racial discrimination has generated a potential for revolutionary protest and organization that is absent in the slums of San Juan and Mexico City and, for that matter, among the poor whites in the South.

If it is true, as I suspect, that the culture of poverty flourishes and is endemic to the free-enterprise, pre-welfare-state stage of capitalism, then it is also endemic in colonial societies. The most likely candidates for the culture of poverty would be the people who come from the lower strata of a rapidly changing society and who are already partially alienated from it. Accordingly the subculture is likely to be found where imperial conquest has smashed the native social and economic structure and held the natives, perhaps for generations, in servile status, or where feudalism is yielding to capitalism in the later evolution of a colonial economy. Landless rural workers who migrate to the cities, as in Latin America, can be expected to fall into this way of life more readily than migrants from stable peasant villages with a well-organized traditional culture, as in India. It remains to be seen, however, whether the culture of poverty has not already begun to develop in the slums of Bombay and Calcutta. Compared with Latin America also, the strong corporate nature of many African tribal societies may tend to inhibit or delay the formation of a full-blown culture of poverty in the new towns and cities of that continent. In South Africa the institutionalization of repression and discrimination under *apartheid* may also have begun to promote an immunizing sense of identity and group consciousness among the African Negroes.

One must therefore keep the dynamic aspects of human institutions forward in observing and assessing the evidence for the presence, the waxing or the waning of this subculture. Measured on the dimension of relationship to the larger society, some slum dwellers may have a warmer identification with their national tradition even though they suffer deeper poverty than members of a similar community in another country. In Mexico City a high percentage of our respondents, including those with little or no formal schooling, knew of Cuauhtémoc,



MOTHER AND DAUGHTER stand together by the door of a run-down apartment building on upper Park Avenue. Because common-law marriage offers the female participant in the culture of poverty more protection of her property rights and surer custody of her children than formal marriage does, the mother is usually the head of the household and family ties are to her kin and not the father's.

Hidalgo, Father Morelos, Juárez, Díaz, Zapata, Carranza and Cárdenas. In San Juan the names of Rámon Power, José de Diego, Baldorioty de Castro, Rámon Betances, Nemesio Canales, Lloréns Torres rang no bell; a few could tell about the late Albizu Campos. For the lower-income Puerto Rican, however, history begins with Muñoz Rivera and ends with his son Muñoz Marín.

The national context can make a big difference in the play of the crucial traits of fatalism and hopelessness. Given the advanced technology, the high level of literacy, the all-pervasive reach of the media of mass communications and the relatively high aspirations of all sectors of the population, even the poorest and most marginal communities of the U.S. must aspire to a larger future than the slum dwellers of Ecuador and Peru, where the actual possibilities are more limited and where an authoritarian social order persists in city and country. Among the 50 million U.S. citizens now more or less officially certified as poor, I would guess that about 20 percent live in a culture of poverty. The largest numbers in this group are made up of Negroes, Puerto Ricans, Mexicans, American Indians and Southern poor whites. In these figures there is some reassurance for those concerned, because it is much more difficult to undo the culture of poverty than to cure poverty itself.

Middle-class people—this would certainly include most social scientists—tend to concentrate on the negative aspects of the culture of poverty. They attach a minus sign to such traits as present-time orientation and readiness to indulge impulses. I do not intend to idealize or romanticize the culture of poverty—"it is easier to praise poverty than to live in it." Yet the positive aspects of these traits must not be overlooked. Living in the present may develop a capacity for spontaneity, for the enjoyment of the sensual, which is often blunted in the middle-class, future-oriented man. Indeed, I am often struck by the analogies that can be drawn between the mores of the very rich—of the "jet set" and "café society"—and the culture of the very poor. Yet it is, on the whole, a comparatively superficial culture. There is in it much pathos, suffering and emptiness. It does not provide much support or satisfaction; its pervading mistrust magnifies individual helplessness and isolation. Indeed, poverty of culture is one of the crucial traits of the culture of poverty.

The concept of the culture of poverty provides a generalization that may help to unify and explain a number of phenomena hitherto viewed as peculiar to certain racial, national or regional groups. Problems we think of as being distinctively our own or distinctively Negro (or as typifying any other ethnic group) prove to be endemic in countries where there are no segregated ethnic minority groups. If it follows that the elimination of physical poverty may not by itself eliminate the culture of poverty, then an understanding of the subculture may contribute to the design of measures specific to that purpose.

What is the future of the culture of poverty? In considering this question one must distinguish between those countries in which it represents a relatively small segment of the population and those in which it constitutes a large one. In the U.S. the major solution proposed by social workers dealing with the "hard core" poor has been slowly to raise their level of living and incorporate them in the middle class. Wherever possible psychiatric treatment is prescribed.

In underdeveloped countries where great masses of people live in the culture of poverty, such a social-work solution does not seem feasible. The local psychiatrists have all they can do to care for their own growing middle class. In those countries the people with a culture of poverty may seek a more revolutionary solution. By creating basic structural changes in society, by redistributing wealth, by organizing the poor and giving them a sense of belonging, of power and of leadership, revolutions frequently succeed in abolishing some of the basic characteristics of the culture of poverty even when they do not succeed in curing poverty itself.

November 1, 1966

Dear Mr. Fair:

I am enclosing the following studies from the Atlanta Regionl Metropolitan Planning Commission:

Regional Development Plan
Atlanta Silhouettes
Atlanta Region Comprehensive Plan: Open Land
Population and Housing
Atlanta Region Comprehensive Plan: Rapid Transit

There is a more recent rapid transit study. However, the Commission was short on copies. I hope these studies will be helpful to you in preparing your proposal.

I enjoyed meeting you and am sorry we didn't have a chance to discuss your organization. I know your time is very limited when Dr. Doxiadis is in town. Hopefully we will have the opportunity to talk more at length at a later date.

Sincerely yours,

(Miss) Susan Bresler
Urban Planner
Urban Planning Project

Mr. C. Lansing Fair, Director
of Administration
Doxiadis Associates, Inc.
1058 Thomas Jefferson Street, N.W.
Washington 7, D.C.

LETTER OF TRANSMITTAL

1 November 1966

FROM: Moreland Griffith Smith, Director
Urban Planning Project

TO: Mrs. Margaret Pryce
Potomac Institute

Enclosed are 1) a position paper by Mr. Smith, 2) A Home of Our Own, by Mrs. Gimarc, 3) Programs for Better Homes and Neighborhoods, by Miss Bresler, and 4) Mr. Commissioner, by Candeub and Fleissig, planning consultants.

Your suggestions for alterations or additions on the above would be most welcome.

Xerofed copy for Urban Planning Project Central files wy

URBAN RENEWAL AGENCY

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JAMES B. HIBBEN
EXECUTIVE DIRECTOR

TELEPHONE: 522-0598

November 1, 1966

Mr. Moreland Griffith Smith, Director
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta 3, Georgia

Dear Mr. Smith:

We would like to thank you and the members of your organization for their participation in the past few months and particularly at the public hearing on October 25, 1966.

We have stated in the past that without your support and the support of the community that the realization of urban renewal in the northwest section would be difficult if not impossible. The public hearing confirmed this statement by the overwhelming support of your organization and the entire community in urging the approval of the plan.

We hope that we have developed a continuing and strong relationship with your organization and we welcome any suggestions or observations you may have. Again, we thank you for your support and participation.

Sincerely,

James B. Hibben

James B. Hibben
Executive Director

JBH/gbh

For Info & file

CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303
Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

November 3, 1966

Mr. Moreland Smith
Housing Consultant
Southern Regional Council
5 Forsyth Street, N. W.
Atlanta, Georgia

Dear Mr. Smith:

One of Atlanta's greatest problems is a seriously inadequate supply of low and moderate income housing in the city.

If we are to successfully rid our city of substandard and blighted houses and provide all citizens with decent, safe shelter, we must use every available resource at our command.

This includes development by private industry of housing facilities which low income families can afford as well as continued support by the Board of Aldermen and Mayor of public housing. Recent federal legislation now provides additional resources for private entrepreneurs which makes possible new methods of participation by private enterprise.

In order to encourage maximum participation in solving this problem, I have invited private builders and developers and financiers, as well as federal housing officials to meet with us in the Aldermanic Chamber at City Hall at 2:00 p. m. on Tuesday, November 15, to help us find ways to speed the development of low and moderate income housing facilities.

I hope you will make your plans to attend and participate in this Housing Conference.

Sincerely yours,

Ivan Allen Jr.

Ivan Allen, Jr.
Mayor

November 7, 1966

Mr. John A. Brown
Vice President
Candeub, Fleissig and Associates
Suite4421
900 Peachtree Building
Atlanta, Georgia 30309

Dear John:

Your letter of November 4th has been received. Thanks ever so much for the map; it will be very helpful.

I am looking forward to working with you further.

Sincerely yours,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

CANDEUB, FLEISSIG AND ASSOCIATES
Planning & Community Development Consultants

November 4, 1966

Mr. Moreland Smith
Southern Regional Council
5 Forsyth Street
Atlanta, Georgia

Dear Moreland:

Enclosed is the map of the Northeast Georgia Area which I promised to you.

I enjoyed our chat this morning and feel that your suggestions on the article are good. We hope to have our final draft to you early next week.

Dear John:

Yours of November 7th received. Thanks ever so much for the map; it will be very helpful.

I am looking forward to working with you further

Sincerely yours,

John

John A. Brown
Vice President

JAB:kp

SUITE 421, 900 PEACHTREE BUILDING, ATLANTA, GEORGIA 30309 TEL. AREA CODE 404/875-0721/2

November 7, 1966

Mr. James B. Hibben
Executive Director
Urban Renewal Agency
City of Fort Lauderdale
466 N. W. 7th Avenue
Fort Lauderdale, Florida 33311

Dear Jim:

Your letter of November 1st has been received. Thanks very much. The pleasure is mutual.

We are placing your letter in our files for future reference. Those less complimentary we throw away.

Looking forward to working with you again, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

1209 - 14th Street
Lynchburg, Virginia
November 9, 1966

Mr. Moreland Smith
Housing and Urban Planning Project
Neighborhood Stabilization
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

The Lynchburg Chapter, Virginia Council on Human Relations is interested in a Neighborhood Stabilization program as a beginning to what, we hope, will eventually lead to a broader interest in establishing equal opportunity in housing. We would like to have a speaker in this area come to our Annual Dinner Meeting, Monday, January 30, 1967, 6:00 o'clock and give us the stimulus we need to get such a program off the ground and "do something." We would like to have you or if you cannot come someone you recommend.

Our treasury is small therefore we need to know in advance what honorarium is expected in order for us to determine how to meet the cost.

We will appreciate any assistance you give us. Thank you.

Very truly yours,
Hazelle E. Boulware
Hazelle E. Boulware
(Mrs. Ralph H.)

The Chicago URBAN League

for the improvement of race relations through research, education and community organization

For Info & Return
11/68

November 9, 1966

4500 So. Michigan Ave.
Chicago 53, Illinois
ATlantic 5-5800

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Mr. Moreland G. Smith, Director
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Enclosed is a copy of the speech I made at the Urban America's conference.

I sincerely hope this is the speech you had in mind. Thank you for your encouraging comment and for your request.

Yours truly,

Edwin C. Berry

Edwin C. Berry
Executive Director

ECB/cb

Enclosure

November 16, 1966

Mr. Cecil A. Alexander
Finch, Alexander, Barnes, Rothschild
and Paschal
Architectural Firm
44 Broad Street, N. W.
Atlanta, Georgia

Dear Cecil:

Congratulations on the start yesterday. Actually, I feel it more appropriate to congratulate the city in having you to head this effort!

If there is anything that I may do personally, or SRC may do, please call on us.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith
Director
Urban Planning

MGS:nm

For info
SM

Finch Alexander Barnes Rothschild & Paschal

November 21, 1966

Mr. Moreland G. Smith
Southern Regional Council, Inc.
5 Forsyth Street N.W.
Atlanta, Georgia, 30303

Dear Moreland:

Many thanks for your kind letter of congratulations. Rest assured that I will be calling on you soon.

Kindest regards.

Sincerely,

Cecil

Cecil A. Alexander

vb

James H. Finch, F.A.I.A.
Cecil A. Alexander, F.A.I.A.
Miller D. Barnes, A.I.A.
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Architects Engineers Interior Designers
44 Broad Street N.W. Atlanta, Georgia 30303 Phone 688-3313
Terry-Hutchens Bldg., Huntsville, Ala. 35801 Phone 539-9648

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MS

November 22, 1966

Mr. Paul Anthony, Exec. Dir.
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta 3, Ga.

Dear Mr. Anthony:

Because the unresolved problem of segregation in housing has such serious effects on education, health, and economic and cultural opportunities, we asked Algernon D. Black, a noted authority in the field, to update his earlier Public Affairs Pamphlet on this subject. FAIR PLAY IN HOUSING -- Who's My Neighbor? (No. 396) is the result. Since it is so relevant to the work of your organization, we are pleased to send you the enclosed complimentary copy.

What do we fear when a Negro family moves into the neighborhood is the direct question the author poses in this pamphlet. He takes a searching look at typical fears -- concern about property values and upkeep, about the effect on children, about "inundation" -- and presents convincing reasons why integrated communities not only are more democratic but also can be more secure, more interesting, more enriching for everyone. Mr. Black suggests how home owners and other concerned citizens can encourage and maintain a democratic, integrated neighborhood.

We think you will agree that FAIR PLAY IN HOUSING effectively analyzes a critical social issue. We hope you will want to recommend its use by your affiliates for their discussion and community action programs. Low quantity rates make such use feasible; a schedule is enclosed.

Cordially,

Adele Braude

Adele Braude (Mrs.)
Director of Education

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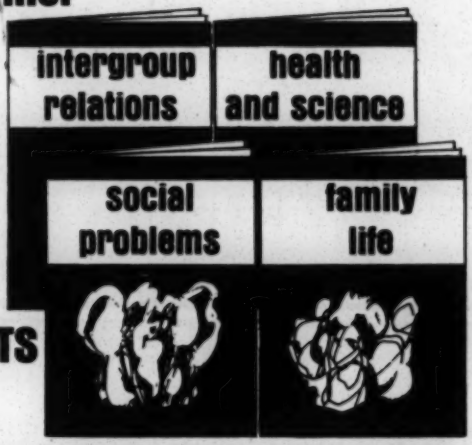

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November 28, 1966

Mr. Edwin A. Berry
Executive Director
Chicago Urban League
4500 South Michigan Avenue
Chicago 53, Illinois

Dear Mr. Berry:

Thank you so much for your letter of November 9, 1966 enclosing your Urban America Conference speech. I am delighted to have this, as there were creative analysis and projection in this which I do not want to lose.

Hoping to see you again sometime, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

November 28, 1966

Mr. William L. Rafsky
Old Philadelphia Redevelopment Corporation
211 South Broad Street
Philadelphia, Pennsylvania 19107

Dear Mr. Rafsky:

Thank you so much for your letter of November 9, 1966 enclosing your Urban America Conference speech. I am delighted to have this, as there were creative analysis and projection in this which I do not want to lose.

Hoping to see you again sometime, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

November 28, 1966

Mrs. Ralph H. Boulware
1209 - 14th Street
Lynchburg, Virginia

Dear Mrs. Boulware:

Your letter of November 9, 1966 is at hand. I am delighted to know that you are going into the area of equal opportunity in housing.

There are only two of us on this project, and we are doing everything we can to get out some pamphlets which we feel are much needed on this general subject. At the present, we are hopeful that these will be available the latter part of January. We also hope that these will be of assistance to individuals in groups similar to the Lynchburg Chapter.

Concerning a speaker, this is not the forte of either of us on the U.P.P., and I would like to suggest the possibility of:

(1) Mrs. Eunice Grier -- formerly with the Washington (D.C.) Center for Metropolitan Studies and now with the U. S. Commission on Civil Rights in Washington.

(2) Mr. George Schermer
210 "A" Street, N. E.
Washington, D. C.

Either of these people would be an effective speaker, well informed, and could do a better job than we. If you are not successful in getting one of them, please let me know.

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj
cc: Edwin Stanfield

December 7, 1966

Mr. William W. Allison
Director of Planning
Economic Opportunity Atlanta, Inc.
101 Marietta Street Building
Atlanta, Georgia 30303

Dear Bill:

Thanks very much for your letter of November 28, 1966. I shall look forward to getting the detailed information on the "Transitional Housing" when you receive it. I appreciate your thinking of me in this connection.

On matters generally, I would like for us to get our heads together over drinks, at your convenience. Please give me a buzz.

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

December 7, 1966

Miss Velma Linford
Acting Director of Conference
Office of Projects and Field Support
VISTA
Office of Economic Opportunity
Executive Office of the President
Washington, D. C. 20506

Dear Miss Linford:

Your letter of November 30, 1966 addressed to me at my old address in Montgomery, Alabama has been forwarded to me here. Because of the manner the letter was addressed, I thought you possibly would have gotten my name from the U. S. Commission on Civil Rights.

I am no longer:

1. A resident of Alabama;
2. Chairman of the Alabama Advisory Committee to the Civil Rights Commission;
3. In private business.

If, with the knowledge of the above, you would still like to list my name as a consultant you are welcome to do so.

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

December 7, 1966

Mr. William H. Potts, Jr.
6126 Chinguapin Parkway
Baltimore 12, Maryland

Dear Bill:

Thanks ever so much for your assessment of the Baltimore Story. I am distressed to know of Holmgren's leaving Baltimore! I have been most impressed with his work.

Mrs. Bem Price, with Potomac Institute, Washington, D. C., who does freelance writing occasionally, did the job.

It is good to know you and Bill Metcalf are collaborating on a job. I shall be interested to know how the job works out in the final stages!

My best to Ann, and hoping to see you sometime, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

Dec. 7, 1966

Mr. Thomas K. Farmer, Pastor
Northminster Presbyterian Church
3911 Greenland Avenue, N.W.
Roanoke, Virginia 24012

Dear Mr. Farmer:

I am terribly sorry that your letter of November 15, 1966, has gone so long unanswered, and I wish we could be of more help.

We are enclosing some items I have used in research in housing as it affects Urban Planning and is affected by U.P.

I will be very much interested in knowing how your talks go! If you could send me copies, I would appreciate it.

Sincerely,

Moreland Griffith Smith,
Director
Urban Planning Project

MGS/srb

Enc: Homes and Community, American Friends Service Committee
Fair Housing Handbook, National Committee Against Discrimination in Housing
"Neighborhood Stabilization: A Program," Special Report by Southern Regional Council
"Trends in Housing," NCDH, November, 1966
WHAT THE CHURCH CAN DO for open housing, unpublished - SRC
"Meeting the Challenge of Today's Market" Robert Lee Combs
Statement of Robert C. Weaver on proposed "Civil Rights Act of 1966"
Equal Opportunity in Housing: A Selected Bibliography (partial)
"Action Guide for Racial Justice Now," Council for Christian Social Action (partial)

Homes and Community, American Friends Service Committee, Community Relations Program, 160 North 15th Street, Philadelphia, Pennsylvania 19102, 10¢

Fair Housing Handbook, National Committee Against Discrimination in Housing, 323 Lexington Avenue, New York, N.Y. 10016, 50¢

I sent for two copies of each of the above.

SRB

Northminster Presbyterian Church
3911 GREENLAND AVENUE, N. W.
ROANOKE, VIRGINIA 24012

THOMAS K. FARMER
PASTOR

November 15, 1966

Southern Regional Council
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Sirs:

NS
pl
11-17-66:s

As a part of a local television program which is sponsored by the Roanoke Ministers' Conference, I am going to attempt to deal with the subject of "open housing" during the third week of January, 1967. This program runs about twelve minutes each day for five consecutive days.

My problem is that I need to discover what materials are available on the subject, to gather the materials, and then to assimilate them into some presentable fashion. This means that I need not only to know what is available in the reading line, but also if there are any audio-visuals available which would be helpful in presenting the subject. I feel certain that your office has some material available on the subject and I would find it helpful if you would send to me anything you have.

It may also be that you would know of other organizations or individuals to whom I could write for information. These names and addresses would also aid me very much.

With gratitude for any help you can give and any suggestions you can make along this line, I am

Sincerely yours,

Thomas K. Farmer

Thomas K. Farmer

December 8, 1966

Mr. Robert Smith
Housing
The North Carolina Fund
107 East Parrish Street
Durham, North Carolina

Dear Mr. Smith:

It was a pleasure to meet you and Miss Gubernick at Sekyll Island. I trust that we will be able to effect a good pattern of communication which, hopefully, will be mutually advantageous!

Enclosed you will find biographical data on myself and a brochure on my former firm, in which I was senior principal. You may be interested in assessing my "type of thinking" by referring to the following pages:

1) Residential, pp. 115-122, which covers approximately 5,000 housing units;

2) Master Planning, pp. 85-92;

3) Research, pp. 115-122;

4) Construction Isometric, p. 18, an illustration of an effective way to illustrate new type of construction to unfamiliar builders;

5) Awards, p. 125.

It occurred to me that this information might also be helpful in any "eye wash" you might conduct with regard to your advisory board.

Looking forward to hearing from you further, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj
Enclosures

December 8, 1966

Miss Cynthia Gubernick
The North Carolina Fund
107 East Parrish Street
Durham, North Carolina

Dear Miss Gubernick:

It was most pleasant meeting you at Jekyll Island, and I hope we shall meet soon again.

I have forwarded Mr. Robert Smith some data on myself and work in the past. I trust that this will be of interest with regard to the prpposed advisory board.

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

December 8, 1966

Mr. Robert A. Thompson
Assistant to the Regional Administrator
Department of Housing and Urban
Development
Peachtree-Seventh Building, Room 645
Atlanta, Georgia 30323

Dear Bob:

Thanks so much for your letter of December 7, 1966 with comments. We do appreciate your reviewing Mrs. Price's booklet. Your comments will be very helpful.

When you get back from leave I will look forward to having a conference with you.

All best wishes for a Merry, Merry, Christmas and a Happy New Year, I am

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

December 8, 1966

Advisory Commission on Intergovernmental
Relations
Washington, D. C. 20575

Gentlemen:

We have just seen an announcement which states that the Advisory Commission on Intergovernmental Relations has recently issued its "1967 State Legislative Program."

The Urban Planning Project, a program recently initiated by the Southern Regional Council, is interested in the legislative proposals contained in the report dealing specifically with:

1) Model Building Code and Statewide Construction Standards

2) Licensing of Building Inspectors

3) Technical Services for Local Governments

4) Regional Planning and Development Commissions

This kind of information could be, we feel, useful to our program.

Would you, therefore, send a copy of the report to us. We assume, since no cost was listed, that the report will be sent gratis. If not, please advise us as to cost before it is mailed. We also would appreciate being placed on your mailing list announcing other items relating to urban planning.

Sincerely,

Moreland G. Smith, Director
Urban Planning Project

MGS/mmj

State Legislative Program Issued

The Advisory Commission on Intergovernmental Relations recently issued its "1967 State Legislative Program" designed to influence a more dynamic relationship between the states and their local governments. It advances 62 specific legislative proposals including those for:

- Model Building Code and Statewide Construction Standards
- Licensing of Building Inspectors
- Technical Services for Local Government
- Regional Planning and Development Commissions

AIA chapters will receive a copy of the program shortly. Others interested in state legislation may obtain a copy by writing to the Advisory Commission on Intergovernmental Relations, Washington D.C. 20575.

Please write a letter - 2 - for those over my name

thanks

for the limitation or of changed conditions.

Among other findings, the study maintains that:

- The cost of architectural services has risen faster than the cost of construction, due primarily to the complexity of today's buildings and component systems.

- The limitation, while considered fair in 1939 for relatively simple structures, is now completely unrealistic for laboratories, electronic facilities, remodeling and rehabilitation services and specialized structures, such as nuclear facilities.

MS

SOUTHERN REGIONAL COUNCIL, INC.
5 FORSYTH STREET, N.W., ATLANTA 3, GEORGIA

December 9, 1966

Mr. William L. Slayton
Executive Vice President
Urban America, Inc.
1717 Massachusetts Avenue
Washington, D. C. 20036

Dear Bill:

If at all possible, I would very much like to talk with you between now and Christmas about the matter referred in the enclosed memorandum, as well as several other things. Would it be possible for me to run up to Washington to see you during either the week of December 12th or December 19th?

Best.

Sincerely,

Paul Anthony
Executive Director

PA/mmj
Enclosure - 1.

MEMORANDUM December 9, 1966

To: Paul Anthony

From: Moreland Griffith Smith, FAIA

Re: Regional Study vs. Atlanta Study.

- : -

As I mentioned to you I have had three (3) conferences with Mr. Doxiadis and several additional ones with other members of his staff to see if we could set up a Southeastern Regional Study to be executed by Doxiadis Associates, Inc. in collaboration with the Southern Regional Council, Inc.

In essence, Mr. Doxiadis feels that a regional study would be not feasible economically as well as staff-wise. However, he is extremely interested in working with us on an Atlanta Trade Territory Study, which would encompass an area reaching halfway between Atlanta and Birmingham, Chattanooga, Greenville and Columbia.

A preliminary study to access the scope of the total study would cost $15,000.00. This would bring [redacted] this metropolitan study into focus with the national and regional potential.

- : -

December 12, 1966

Mr. Jack E. Wood, Jr.
Associate Executive Director
The National Committee Against Discrimination
in Housing
323 Lexington Avenue
New York, New York 10016

Dear Mr. Wood:

I saw a copy of your report on the NCADH Report on Atlanta, Denver, Providence and Rochester, but was unable to peruse that copy or to borrow it. I was disappointed that I have not received a copy as an individual member of NCADH or that SRC did not receive a copy as a participant in one of the city studies! Would it be possible for us to receive two (2) copies?

Will the proceedings of the West Coast Conference, "Urban Crisis and the Ghetto Systems," be available? This sounded like it would be a very constructive session and I regret that distance prevented my attending.

Looking forward to hearing from you, I am

Sincerely,

MGS/mmj

Moreland G. Smith, Director
Urban Planning Project

Dec. 29, 1966

Hon. Robert C. Weaver
Secretary, Housing and
Urban Development
Washington, D.C. 20410

Dear Dr. Weaver:

Enclosed you will find a new pamphlet, "A Home of Our Own," which has just come from the printer's. I would like to draw your attention particularly to pages 35-36-37 which deal with complaint procedures for FHA and VA.

If you have any literature which clarifies this matter that you would like to have go forward with this pamphlet, we would be glad to insert it at page 35 with each copy of all issues.

Thanking you for your earliest attention to this, I am,

Sincerely yours,

Moreland Griffith Smith FAIA
Director, Urban Planning
Project

Similar letter to:
Dr. Booker T. McGraw
Mr. Philip N. Brownstein
Mr. William J. Driver

Dec. 29, 1966

Dr. Booker T. McGraw
Assistant to the Secretary
for Intergroup Relations
Department of Housing and Urban
Development
Normandy Building
1626 K Street, N.W.
Washington, D.C. 20410

Dear Dr. McGraw:

Enclosed you will find a new pamphlet, "A Home of Our Own," which has just come from the printer's. I would like to draw your attention particularly to pages 35-36&37 which deal with complaint procedures for FHA and VA.

If you have any literature which clarifies this matter that you would like to have go forward with this pamphlet, we would be glad to insert it at page 35 with each copy of all issues.

Thanking you for your earliest attention to this, I am,

Sincerely yours,

Moreland Griffith Smith FAIA
Director, Urban Planning
Project

Similar letter to:
Dr. Robert C. Weaver
Mr. Philip N. Brownstein
Mr. William J. Driver

Dec. 29, 1966

Mr. William J. Driver
Administrator of Veterans Affairs
Washington, D.C.

Dear Mr. Driver:

Enclosed you will find a new pamphlet, "A Home of Our Own," which has just come from the printer's. I would like to draw your attention particularly to pages 35-36-37 which deal with complaint procedures for FHA and VA.

If you have any literature which clarifies this matter that you would like to have go forward with this pamphlet, we would be glad to insert it at page 35 with each copy of all issues.

Thanking you for your earliest attention to this, I am,

Sincerely yours,

Moreland Griffith Smith FAIA
Director, Urban Planning
Project

Similar letter to:
Dr. Robert C. Weaver
Dr. Booker T. McGraw
Mr. Philip N. Brownstein

Dec. 29, 1966

Mr. Philip N. Brownstein
FHA Administrator
Rm. 741 Lafayette Building
Washington, D.C.

Dear Mr. Brownstein:

Enclosed you will find a new pamphlet, "A Home of Our Own," which has just come from the printer's. I would like to sraw your attention particularly to pages 35-36-37 which deal with complaint procedures for FHA and VA.

If you have any literature which clarifies this matter that you would like to have go forward with this pamphlet, we would be glad to insert it at page 35 with each copy of all issues.

Thanking you for your earliest attention to this, I am,

Sincerely yours,

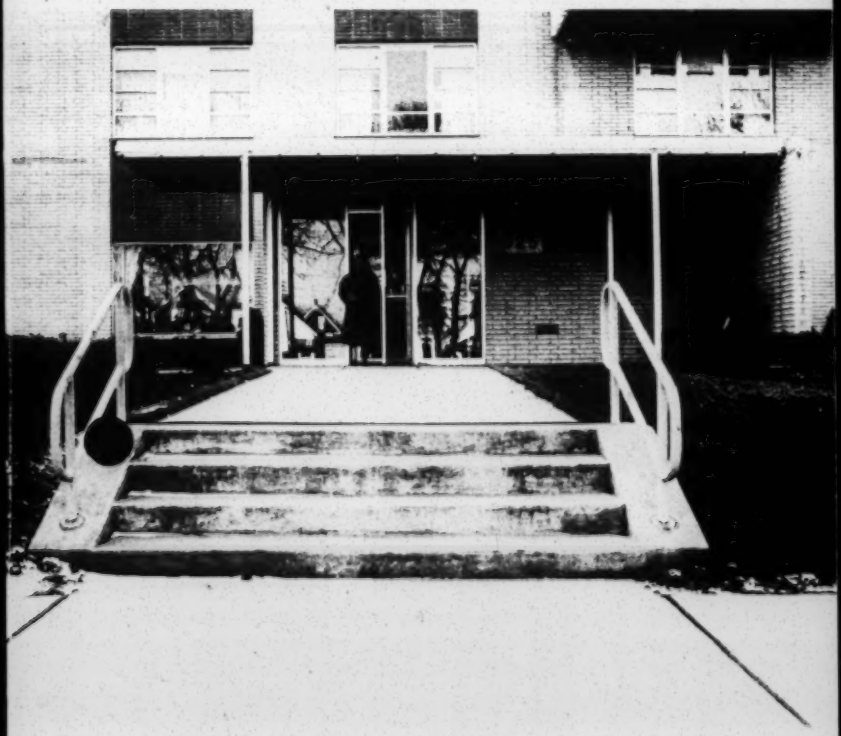
Moreland Griffith Smith FAIA
Director, Urban Planning
Project

Similar letter to:
Dr. Robert C. Weaver
Dr. Booker T. McGraw
Mr. William J. Driver

HUD CONSUMER BULLETIN

THE RENT SUPPLEMENT PROGRAM

For Low-Income Families



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

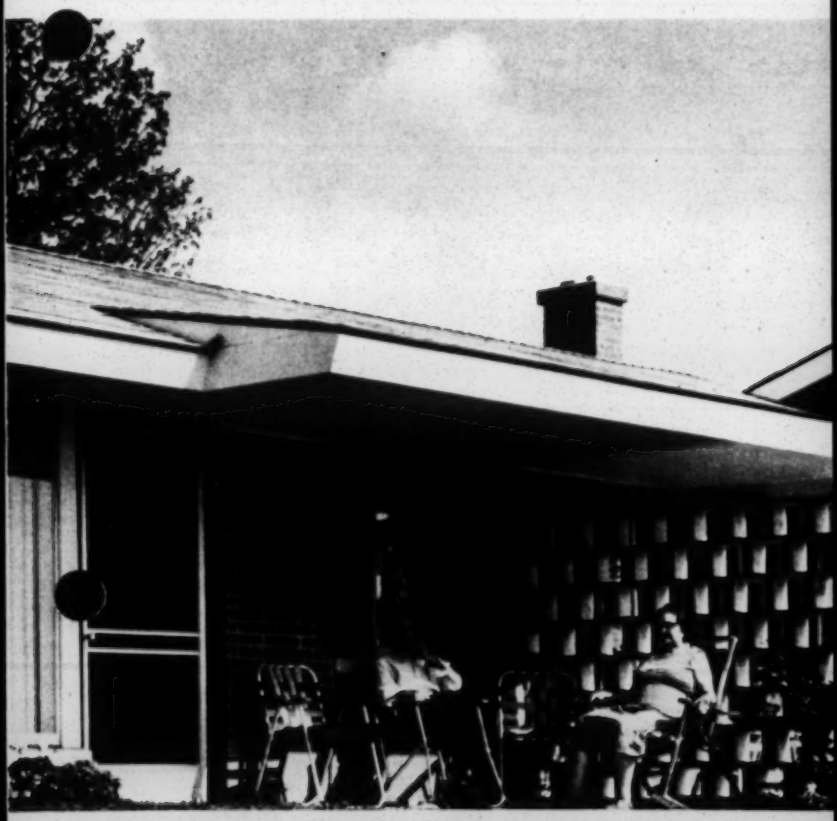
Robert C. Weaver, Secretary

Washington, D.C. 20410

1967

HUD CONSUMER BULLETIN

FINANCING SENIOR CITIZENS HOUSING



How nonprofit corporations can obtain Federal assistance in financing housing for elderly or handicapped persons of moderate income

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Robert C. Weaver, Secretary
FEDERAL HOUSING ADMINISTRATION
Washington, D.C. 20410

HUD CONSUMER BULLETIN

MORTGAGE INSURANCE

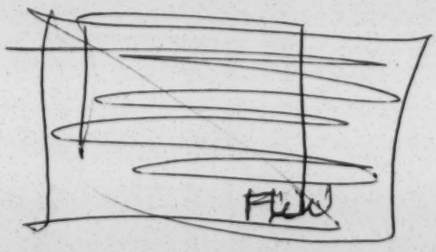
For Rental and Cooperative Housing for Families of Low and Moderate Income

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Robert C. Weaver, Secretary
FEDERAL HOUSING ADMINISTRATION
Washington, D.C. 20410

DRAFT

PREFACE:

The eleven Southern states encompassed in this study comprise one-fourth of the area of the United States. The solution ~~within~~ of the science of human settlement possible within this region should be of far greater ~~interest~~ significance, than any other area in the whole United States, ~~greater than any other area,~~ influencing the transition from a war world to a world dedicated to peace. It is with a strong conviction in the commitment of this region that we believe that here we will find the true meaning of equal opportunity. Although the thesis of equal opportunity for all citizens regardless of race, creed or color must be a fundamental basis for any true democracy we feel that one premise must be taken for granted: that in any projection of good planning the strong emphasis for the legal position of ~~open~~ OPEN OCCUPANCY is an essential ingredient ~~of this~~ if ~~effective~~ good planning is effective. This is outside of and as important as the moral ~~or~~ ethical or political overtones of this principle. Open occupancy is good economics, good business and therefore an essential ingredient to good planning. ~~Therefore~~ We assume in this study the eventual conclusion that open housing is the law of the land under the Fourteenth Amendment to the U. S. Constitution. "When we endeavor to make for ourselves an atmosphere in which to live and work...we are performing a genuine service not only to our time but especially to the future." (Frank Lloyd Wright).



New South – April 1951 –
File Copy only –
Questionnaire on Urban +
Rural Housing.

MEMO ssa

TO: Mrs Gimarc Please discuss with me

FROM: MGS

SUBJECT: News Paper Clippings (Marjorie)

- for routing
- circulate
- answer
- return
- destroy
- to files

Chaite

TRIPLE REVOLUTION G.P.

URBAN AFFAIRS (VEP)

CATEGORIES
Limit Number.

Zoning
Neighborhood Assoc
Surveys
Highways
Planning
Landscape
~~School~~ Education < adult ed. / re-education / handicapped
Recreation
Buffers
Transportation

Good Arguments & Commitments of VIPs

SHERLOCK, SMITH & ADAMS
ARCHITECTS & ENGINEERS
S S & A

MEMO ssa

TO: Mrs Gimarc

FROM: MGS

SUBJECT: Sequence

- for routing
- circulate
- answer
- return
- destroy
- to files

Unless you have some thoughts or suggestions for variance I thought you might adjust your activities to the following order:

1. Type notes of NCADH meeting with Mr Wood copy for Sam Adams
2. Review attached files of Sam Adams re SRC's research (note presentation "Neighbors & Neighborhoods" by YWCA)
3. Review with me your thinking on the NCADH Survey.
4. Construct outline for content of proposed paper on NEIGHBORHOOD ASSOCIATIONS

It is a question in my mind as to whether or not there should be one or two papers

SHERLOCK, SMITH & ADAMS
ARCHITECTS & ENGINEERS
S S & A

MEMO

ssa

TO:

FROM:

SUBJECT:

	for routing
	circulate
	answer
	return
	destroy
	to files

seperating subjects in Neighborhood Associations from Equal Opportunity in Housing or Open Occupancy Laws. Further, in light of Arnold M. Rose's point in "Inconsistencies in Attitudes Toward Negro Housing" Reprint from Social Problems Spring 1961 Volume 8, Number 4 Sam's files, pge 289 - last sentence in #9. Also, Conclusions pge 292. PLUS the effectiveness of each subject will not necessarily be equally pushed, effective or dependent.

When you are through with Sam Adams files please let me have them.

SHERLOCK, SMITH & ADAMS
ARCHITECTS & ENGINEERS
S S & A

Your Place
Is Waiting
For You

in your
ATLANTA
CHAMBER
of
COMMERCE

FORWARD ATLANTA

ATLANTA IN ACTION

THROUGH YOUR CHAMBER OF COMMERCE

2 copies of "Neighborhood Stabilization" to:

Rev. Tom Murphy
Druid Hills Presbyterian Church
1026 Ponce de Leon, N. E.
Atlanta, Ga.

3/7/66

Mrs. Donald S. Bradley
7241 Euclid Avenue
Chicago —

address changed in Oct —

Pankie wants UPP publications
Check to see if she is on
any mailing catagory

MEMO

TO: Charlotte Meacham
Am Friends
160 N. 15th St
Philadelphia Penna 19102

FROM: SS+A

SUBJECT:

SHERRICK, SMITH & ADAMS
ARCHITECTS & ENGINEERS
S S & A

2 Cop
Next
Sept

Sent 5/19/66

- for routing
- circulate
- answer
- return
- destroy
- to files

Mr. Robert O. Clapp
Tidewater Fair Housing, Inc.
1045 Karen Lane
Virginia Beach, Virginia

3/7/66

Southern Regional Council, Inc.

5 FORSYTH STREET, N. W., • ATLANTA 3, GEORGIA

Address for Neighborhood
Stabilization Study.

POWER: BLACK AND WHITE - SOME REFLECTIONS

John Morris

It isn't that I can add substantially to the controversy swirling around the slogan of "Black Power", but, rather, that it's part of my responsibility to ESCRU members to let you know how I felt about it when I woke up this morning. Concepts and moods which have been emerging for several years have now come fully on the scene, and - for better or worse - this is what I now feel about them. My mind could change, but the listening and pondering of several months leads me more firmly to the following observations. I know from conversations and correspondence that ESCRU members differ on the subject, so I do not presume to enunciate a position for the Society. This is something we will invariably do at the Annual Meeting, whether formally or by tacit consensus.

Let me put it in a nutshell right off, but invite your careful reading of the balance of what I have to say before you form conclusions; with a hope, also, that you will hear this in the context of ESCRU's seven-year history and the positions I have taken on related matters heretofore. Briefly put, I view the catapulting to prominence of "Black Power" - as I discern it in the main - as tragic historically, practically untenable, morally and theologically unacceptable, but probably inevitable and, possibly necessary.

Before I try to explain this, let's look at one side of the ledger - White Reaction to the slogan. I believe that white revulsion is chiefly induced by the too-universal factor of fear and suspicion of Negroes on the part of whites. Feeling that our culture is riddled through with racism, latent and otherwise, I seem to hear many white people saying in response to "Black Power": "Now my dislike of black people is justified."; or the moderate white seems to be saying: "How dare you threaten us.....after all we've done?" At best, the white moderate seems remorseful that he might not be able to retain the initiative in social change. Whatever the nuance, a lot of racism and/or paternalism is evident in the reaction that has come from white Americans to Black Power.

Let's also look squarely at the record of White Power over the years. Those three hundred years of brutal, dehumanizing slavery & segregation - still not done away - cannot be ignored in coming to grips with Black Power and its implications. See the whites in Grenada only yesterday stomping on small black children. Reflect on the meaning of the Senate's inability to take up the 1966 Civil Rights Bill. Listen to the white invectives in Chicago and Cicero, and feel the rain of bricks and bottles. Look at the Federal Government's refusal to take action in the case of white violence done Jonathan Daniels and Richard Morrisroe in Hayneville. It's really a miracle that the more violent exponents of Black Power have kept their peace so long. With the syndrome we've experienced since 1954 of "too little, too late, and too lily-white", recent developments were probably inevitable.

It isn't sufficient to come charging out as the Bishop of North Carolina did recently when he said that "...there is no place in this Church for the thinking of the Klan or the philosophy of Black Power.", thereby making an equal juxtaposition of the two. The fact of the matter is that there are white Churchmen in his diocese who espouse the thinking of the Klan - white supremacy - whom he has not previously sought to excommunicate. It's as if a little white racism is alright, but we sure aren't going to tolerate any Negro anger. Also, the record simply does not reveal that Black Power exponents have resorted to the same violence induldged in by whites for years.

All of this and more must be a part of any assessment of Black Power. It should not be necessary to recount such here, but in the shifting sands of present-day viewpoints, one must acknowledge that he hasn't forgotten these things before he then levels criticism at what seems to some to be the latest mark of a militant spirit.

We must also recognize the positive aspects of Black Power (which is all that some exponents of the new mood mean by the slogan), affirming their legitimacy and place in American traditions. Of course, Negroes must pull together in common cause for the obtainment of full economic, political and social freedom. Where this means an all-black effort, as in Lowndes County, Alabama, (home of the Black Panther party), so be it. Elsewhere, why shouldn't the political and buying power of black people be turned toward whatever will throw off the shackles of the old order? For many, this is what Black Power means. I respect it. I reject, however, the notion that a new concept has been introduced into "the movement", as if such leaders as Martin Luther King, Jr., and others, had not long seen such a necessity. The efforts by some to downgrade older leaders, as in the encouragement given small children in Canton, Mississippi, during the Meredith March to chant "Martin Luther Coon", etc., must be labeled as the worst in attempts at organizational aggrandizement.

In short, there is an aspect of the Black Power development which is consonant with the goals and aspirations of the Civil Rights Movement. But, there is another side to the slogan and the one which is fast becoming the hallmark of the position. It is represented in such assertions from Black Power exponents as: "Can you have power without violence?", "We've been shooting and cutting the wrong people."; "I am not opposed to violence."; "The answer is armed revolt against whites."; "....our black brothers engaged in acts of rebellion...", referring to riots; "Black Men, whitey's plan for you is death in Vietnam..."; "If you keep mixing, you won't have any black blood left."; "From now on we're using Black Power - muscle! We're going to tear this city up!"; "Non-violence is dead."; "...I want a little chaos."; "these flags don't represent you", as SCLC-provided American flags were retrieved from persons on the Meredith March by a SNCC worker; "Violence and non-violence are irrelevant."; "Get that White Jesus out of here", referring to a white poverty program worker in a Negro ghetto; "...white blood will flow..."; Etc., Etc. These statements are becoming the symbols of Black Power. They reflect the mood which I believe will increasingly be predominant and explanatory of Black Power activity. They are not the work of newspapermen trying to discredit an organization or new leader. No amount of care in the preparation of fund-raising materials will obscure this mood, nor does the fact that the mood is and has been present in growing sectors of the Negro community validate it as a legitimate part of the outlook of organizations due much credit for earlier leadership in the Civil Rights Movement. To recognize the mood and its causes is one thing. To encourage it, however necessary, perchance, it may be in the realization of group identity and in the ventilation of understandable feelings is another thing.

It is a dreadfully dangerous thing to provide white America with what is being interpreted as justification for white racism, and I believe certain charismatic leaders are doing just this. We used to label the counterpart of this in the white community 'demagoguery'. Whatever the justification, the same process can operate on the other side of the great racial gulf, and little people will take these pronouncements as sanction for their acts of violence. If this were South Africa, violence would be a viable alternative - even for Christians, I believe - in bringing about change. Here such continuing polarization can only result in the white community laying plans for the erection of gas chambers. It was a well-known prophet of our Household who once predicted such an outcome. Tragically, such is not now as incredible over the course of years as it seemed. This same prophet also suggested that white America (and he meant the nation as a whole) should realize that their best friend since George Washington was Martin Luther King, Jr. Recent developments have proved the truth and depth of this assertion.

Who is to blame that utter cynicism and despair have found their public spokesmen? White America and White Churchmen who have rocked along, never coming to grips with the racial crisis! And, Negro Churchmen, also ,who have left the impression that all was well because they personally had it made. Some say the crisis is now insoluble. I don't know. I also felt when I woke up this morning that there was this day's work to be done and that, for ESCRU, it had something to do with the wholeness of God's Church and its witness in the world. - September 27, 1966

HUD AT A GLANCE

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

Robert C. Weaver, Secretary
Washington, D. C. 20410

MESSAGE FROM THE PRESIDENT

We are bringing into being today a very new and needed instrument to serve all the people of America.

"In less than a lifetime America has become a highly urbanized nation, and we must face the many meanings of this new America.

"With this legislation, we are going out to meet tomorrow and master its opportunities before its obstacles master us.

"Today we are taking the first step toward organizing our system for a more rational response to the pressing challenge of urban life.

"This is a wise and this is a just and this is a progressive measure for all America."

Lyndon B. Johnson

At the signing of legislation creating the Department of Housing and Urban Development, September 9, 1965.

WHAT IS HUD?

The Department of Housing and Urban Development (HUD) is the eleventh Cabinet-level Executive Department of our Federal Government. HUD represents urban America in the highest councils of Government. It provides the framework necessary for effective Federal assistance in two of our country's major domestic-problem areas—how to provide decent housing in a wholesome environment for every American family, and how to achieve the greatest possibilities in our cities, towns, and suburbs.

WHEN WAS HUD ESTABLISHED?

On September 9, 1965, President Johnson signed Public Law 89-174 authorizing the establishment of a Department of Housing and Urban Development. HUD came into actual being two months later

on November 9, 1965, absorbing all the activities of the former Housing and Home Finance Agency and bringing to a single focus the Federal programs relating to housing and the problems of urban areas.

WHY WAS HUD ESTABLISHED?

Over the past 30 years the Federal Government has adopted a wide variety of measures for housing the growing urban population and for improving the towns and cities of our Nation. HUD was created and organized to carry out the intent of the many measures now in effect and of new ones yet to be adopted. Its creation is a huge step forward in Federal response to urban needs.

HUD is the focal point for Government-wide coordination of aids to urban areas. It deals with all levels of government and private groups to develop solutions for the full range of urban problems.

HUD is committed to the interests of the urban American and of urban America. Establishment of HUD is a natural outgrowth of the vast expansion of our urban population.

About 139 million American people now live in cities and their suburbs—71 percent of the Nation's population, an increase from 64 percent in 1950 and 56 percent in 1940. And this 71 percent of the population, moreover, lives on 1 percent of the Nation's total land area.

Before the turn of the century, urban population is expected to reach 280 million—approximately 80 percent of all Americans. These urban residents will need as many more houses, schools, apartments, commercial buildings, parks, recreation areas, and public facilities as have been built since America was colonized 3½ centuries ago.

HOW IS HUD ORGANIZED?

The Department is organized along functional lines to meet modern urban needs, and its efforts are directed toward improving physical and social aspects of urban living. HUD is headed by the Secretary of Housing and Urban Development. He is assisted by the Under Secretary and five Assistant Secretaries.

The Secretary and the Under Secretary are in charge of overall policy and direction of the Department. Each Assistant Secretary has charge of a particular group of activities.

- *The Assistant Secretary for Mortgage Credit (who is also the Commissioner of the Federal Housing Administration) directs all HUD programs involving the private mortgage market, and is responsible for coordination of the*

activities of FHA and the Federal National Mortgage Association.

- *The Assistant Secretary for Renewal and Housing Assistance directs programs of public housing, urban renewal, college housing, housing for the elderly and the handicapped, central city open space and urban beautification, neighborhood facilities, and coordination of relocation, social, and welfare programs in project areas.*

- *The Assistant Secretary for Metropolitan Development directs programs relating to metropolitan or regional urban complexes — programs for transportation, sewage disposal, water supply, urban and metropolitan planning assistance, public works planning assistance, preservation of open spaces, and urban beautification outside central cities.*

- *The Assistant Secretary for Demonstrations and Intergovernmental Relations directs the Federal urban program coordination and intergovernmental relations functions of the Department. He also directs research, experimental, and demonstration programs, and administers programs that provide HUD funds to States, cities, and other public and private bodies to undertake programs of research and demonstration.*
- *The Assistant Secretary for Administration directs HUD's administrative management functions, including budget, personnel, accounting, auditing, management systems, and other administrative services.*

Seven Regional Offices, each with a specific geographic jurisdiction, administer HUD activities in the field and serve as

contact points between localities and individuals taking part in those activities. Locations of the Regional Offices are: Region I, New York City; Region II, Philadelphia, Pa.; Region III, Atlanta, Ga.; Region IV, Chicago, Ill.; Region V, Fort Worth, Tex.; Region VI, San Francisco, Calif; and Region VII, San Juan, Puerto Rico.

WHAT DOES HUD DO?

HUD carries on a wide range of activities concerned with the provision of housing to meet the varying needs of the American people and the planning and development necessary for sound urban communities.

Mortgage Credit Activities

The FHA system of mortgage insurance, established in 1934 under the National Housing Act, has helped to make low-

downpayment, long-term, fully amortized mortgage the standard in mortgage lending. It has enabled lenders to advance credit on more liberal terms than might otherwise be available to families of moderate means. Mortgages insured by FHA cover regular sales and rental housing, and special-purpose housing such as that for families of low and moderate income and for the elderly and the handicapped.

The FHA also insures loans for property improvement.

- *More than 37½ million families, nationwide, have improved their housing standards and conditions through the help of FHA insurance.*

- *The overall amount of insurance written by FHA by the end of June 1966 was $109 billion. This amount represented:*

- *Over 8 million home mortgages.*
- *Nearly 1.2 million housing units in more than 13,000 multifamily projects.*
- *Some 28 million property improvement loans.*

- *Insurance written in 1965 totaled $8.7 billion, covering:*

  - *554,000 home units (a record number).*
  - *Over 38,000 multifamily project units.*
  - *More than half a million property improvement loans.*

- *The average FHA buyer of a new home in 1965 had a family income of slightly less than $700 per month before taxes. He bought a house valued at a little over $17,000. The house had one story, an area of 1,228 square feet, and about 6 rooms including 3 bedrooms.*

The Federal National Mortgage Association

The Federal National Mortgage Association (FNMA) provides a national secondary market for FHA-insured and VA-guaranteed mortgages by buying, servicing, and selling such mortgages. It also provides funds, under its special assistance functions, for a number of special-purpose programs. The effect of FNMA's operations is to increase the amount of housing credit available to the economy.

- *At the end of June 1966, FNMA's mortgage portfolio amounted to more than $6.1 billion.*
- *In the first half of 1966 alone, its purchases came to more than $1.5 billion, including nearly $1.3 billion under its secondary market operations, and $118 million under its special assistance functions.*

Housing for Low-Income Families

There are 10½ million substandard houses in our Nation—4 million of them in urban areas. Some 6 million families with incomes below $4,000 are living in substandard housing.

Housing specifically for low-income families is provided through several different forms of HUD assistance.

Public Housing

For almost thirty years, Federally-aided public housing for low-income families has provided decent housing for millions of low-income people. By mid-1966:

- *More than 9 million people had lived in low-rent public housing.*
- *More than 2 million people were living in low-rent public housing.*
- *830,000 units had reached reservation or later stages of development.*

- *All 50 States, the District of Columbia, Puerto Rico, and the Virgin Islands had approved low-rent public housing projects.*
- *2,539 communities, served by 1,883 local housing authorities, were participating.*
- *More than half the communities had populations of less than 5,000, and four-fifths of the aid served communities of less than 25,000 population.*
- *The median income for public-housing families at the end of March 1966 was $2,600.*
- *617,000 units were available at the end of June 1966. Of these, about 30 percent were occupied by the elderly.*

FHA "Below-Market" Private Housing

Below-market-interest-rate mortgages insured by FHA under Section 221(d)(3) of the National Housing Act are available

to nonprofit, cooperative, and limited dividend sponsors to develop rental and cooperative housing projects having 5 or more units. This housing is designed for families and for handicapped and elderly individuals with incomes too high to qualify for public housing yet too low to afford housing in the regular market.

- *From the summer of 1961, when the below-market-interest-rate provisions were initiated, through June 1966, over 47,000 units involving mortgages totaling $586 million had been insured.*
- *As of June 30, 1966, 34 States, the District of Columbia, Puerto Rico, and the Virgin Islands had "below-market" projects with insurance in force and mortgages assigned.*

Rent Supplement Housing

Special rent supplement provisions were

authorized in 1965 to help stimulate the construction of private housing within the means of low-income families. Under these provisions, the Federal Government pays the difference between the cost of providing standard housing and the rent the low-income tenant can pay with 25 percent of his total income.

- *As of June 30, 1966, fund reservations had been made for 8,852 units aggregating over $5.4 million.*
- *72 communities in 33 States were represented in rent supplement reservations.*

Demonstration Housing

One way of coping with the problem of providing satisfactory housing for the economically disadvantaged is for public or private nonprofit organizations to use HUD low-income housing demonstration grants to develop and test new or im-

proved means of providing housing for low-income families and individuals between 1961, when these grants were first authorized, and June 1966:

- *Grants totaling $7.3 million were made to finance 42 demonstrations in 29 localities spread through 19 States and the District of Columbia.*
- *Included among the projects are demonstrations aimed at lowering the cost of new construction, more effectively using the existing housing supply, and facilitating home ownership among low-income families.*

Housing for the Elderly and Handicapped

The special needs of the senior citizen and the handicapped individual are incorporated into housing provided under three forms of HUD assistance. These forms are public housing; FHA mortgage

insurance (Section 231 of National Housing Act) on specially designed private rental housing for people in the 62-and-up age bracket and for the handicapped in any age bracket; and direct Federal loans to finance nonprofit rental housing for senior citizens and handicapped persons. As of June 30, 1966:

- *The planned number of public housing units especially designed for senior citizens was over 140,000, and the number of completed units was nearly 44,000.*
- *FHA mortgage insurance on housing for the elderly had been written on 40,200 units aggregating $480 million.*
- *193 direct project loans had been approved, representing over 23,000 housing units; and 96 projects containing a total of 9,200 units had been completed and opened for oc-*

cupancy.

- *At the end of 1965, total commitments under the three programs covered 181,000 units—enough to house about a third of a million people—and 119,000 units were either finished or under construction.*

College Housing

When financing is not available from other sources on equally favorable terms, HUD makes direct loans at low interest rate (currently 3 percent) to colleges, universities, and teaching hospitals for the construction of housing and related facilities. Altogether, by the end of June 1966:

- *2,712 loans, covering 698,000 accommodations, had been approved for colleges and hospitals in 49 States.*
- *One-third of all students in insti-*

tution-owned college housing in the [illegible]tion were housed in facilities as[illegible]sted by these loans.

- *Most of the institutions using the assistance had enrollments of 2,000 to 5,000 students, and less than 10 percent of the participating colleges had student enrollments of 20,000 or more.*

To Meet Community Needs

The soundness of our society hinges on the health and progress of our cities and suburbs and the people who live in them, yet many communities lack the necessary local resources to meet the pressing needs of the present and the challenge of the future. The vast metropolitan areas made up of central cities and their suburbs overlap one another, and the population of the suburbs now exceeds that of the central cities of which they are a part. [illegible]elp communities do the job that needs

to be done, HUD makes grants and loans to localities for a number of different specific purposes.

Workable Program

In order to receive certain types of HUD assistance, a locality must have a Workable Program for Community Improvement. This is an official community plan of action for using local public and private resources to eliminate and prevent slums and blight and to guide the community's orderly growth and development.

- *As of mid-1966, 1,389 communities had active Workable Programs.*

Urban Renewal

Since 1949, through Federal assistance to local public agencies authorized to carry out urban renewal project activities, the Federal Government has attacked the

problems of slums and blight with increasing [illegible]e.

- *Grant reservations totaling over $5.2 billion had been made to 842 localities to assist in the financing of 1,994 projects, by June 30, 1966.*
- *Renewal areas approved through yearend 1965 represented about 42,000 acres of land, more than 31,000 of which had been acquired. Redevelopment had been completed on approximately 8,800 acres, and construction was underway on another 3,100 acres.*
- *84,000 new dwelling units had been completed on urban renewal sites by the close of 1965. Of these, about 8,600 were FHA Section 221(d)(3) units for low- and moderate-income families.*
- *The value of redevelopment underw[illegible] at the end of 1965 was over $[illegible] billion for residential, about*

$1.2 billion for commercial, $169 million for industrial, and [illegible] $1 billion for institutional construction—a total of more than $3.9 billion.

- *349 cities were carrying out 522 renewal projects involving conservation and rehabilitation activities, at yearend 1965.*

Community Renewal

Grants made by HUD are available to communities that need financial assistance to help them prepare community renewal programs covering the full range of urban renewal action required to meet local needs. At the end of June 1966:

- *156 localities were participating.*
- *Grant reservations totaled approximately $25 million.*
- *The size of cities involved [illegible]nged from localities with popula[illegible]s of*

over a million down to one community with a population of less than 2,500. (Based on 1965 yearend data.)

- *About 3 of every 8 community renewal grants were made to communities with populations of less than 50,000. (Based on 1965 yearend data.)*

Urban Planning Assistance

Urban planning assistance, in the form of Federal grants to supplement State and local funds, is given by HUD to communities that otherwise could not afford general planning staffs. By mid-1966:

- *2,523 grants, totaling nearly $113 million, had been made to communities in all 50 States, the District of Columbia, Guam, Puerto Rico, and the Virgin Islands.*
- *442 small areas had received in*

all nearly $42 million in Federal planning grants.

- *394 grants, for $18 million, had been made to assist planning in 988 localities in economic redevelopment areas.*
- *About $36 million had been made available in Federal grants to assist in the financing of 420 metropolitan and regional planning projects and 52 other type projects involving 253 areas.*
- *An additional $17.1 million had been granted to help defray the cost of 102 statewide and 7 interstate planning projects. 39 States, as well as Guam, Puerto Rico, and the Virgin Islands, had used or were using funds obtained through these grants for statewide or interstate planning purposes.*

Demonstration Cities

The Demonstration Cities and Pro-

politan Development Act of 1966 authorizes HUD to make grants and give technical assistance to help cities develop comprehensive plans for improving the conditions of life in whole neighborhoods. This new approach to attacking all the problems of urban deterioration in a specified area involves coordination of the entire range of Federal urban assistance—for rehabilitation of properties and for social, educational, and employment needs of residents—with State and local public and private resources.

By November 1, 1966, more than 200 cities in 43 States and the District of Columbia had indicated definite interest in participating in the program.

Neighborhood Facilities

To provide neighborhoods with much-needed services in centers in or near housing developments, HUD makes grants for

neighborhood facilities construction to communities of all sizes. Between August 1965, when these Federal grants were authorized, and June 1966:

- *11 grants totaling nearly $2.3 million were approved.*

Rehabilitation Aid

For people living in urban renewal or Federally-aided code enforcement areas, HUD makes direct low-interest home rehabilitation loans and, for low-income owners, home rehabilitation grants—to help bring properties up to standard or to carry out local urban renewal plans. As of June 30, 1966:

- *78 communities in 26 States and Puerto Rico had approved rehabilitation grants.*
- *203 loans totaling $847,000 had been approved.*

- *1,041 grants totaling $1,418,000 had been approved.*

Open Space and Urban Beautification

In recent years, concern for beautification and improvement of open space and other public land in the growth and development of metropolitan areas has reached national proportions. As a means of providing beauty and open space, HUD grants are available to help communities acquire and develop suitable parks and recreation areas and to help built-up areas carry out organized programs of urban beautification. Altogether, by mid-1966:

- *604 grants had been made in 38 States; 571 of these grants were for open-space land, and 33 were for urban beautification.*
- *Open-space grants totaled nearly [illegible] million, and urban beautification grants about $4.5 million.*

Urban Mass Transportation

HUD gives Federal assistance in the form of grants to help communities expand and improve their transportation systems and facilities, to experiment in demonstration of new mass transportation methods, and to plan transportation systems for the urban areas. It also makes loans for transit expansion. All told, by the end of June 1966:

- *HUD had approved 44 capital grants totaling nearly $157 million, 44 grants totaling $39 million for demonstration projects, and 2 capital loans aggregating a little over $6 million.*
- *22 States and Puerto Rico are represented in the 44 capital grants and 2 loans.*
- *Assistance had been made available to communities ranging in size from 17,000 to 8,000,000 population. (Based on yearend 1965 data.)*

Advances for Public Works Planning

Loans and advances are made by HUD to provide planning aid for individual local public works and for areawide and long-range projects that will help communities to deal with their total needs.

- *4,975 projects involving advances of more than $129 million had been aproved by mid-1966, representing every State except North Dakota.*
- *The Plan Reserve, at the end of 1965, included 2,157 planned projects with an estimated construction cost of over $3.5 billion.*

Public Facilities

Basic public facilities are fundamental to the growth and stability of our communities. To enable smaller communities to finance the construction of needed public facilities, HUD makes long-term public facility loans. In all, by June 30, 1966

- *1,029 loans, aggregating about $390 million, had been approved.*
- *Almost 90 percent of the loans were made to communities of less than 5,000 population.*
- *Although 90 percent of the loans made over the years were used to finance water and sewer facilities, this concentrated use has been diminishing. Only 73 percent of the loans and 58 percent of the dollar volume in 1965 were for this type of improvement. Loan activity in 1965 included such things as firehouses, airports, municipal buildings, parking lots, and street improvements.*

Water and Sewer Facilities

A lack of adequate water and sewer facilities has been a problem oppressing American communities as urban growth and expansion has taken place. Many communities have not been financially

able to afford these facilities. In 1965, HUD was authorized to make grants to help local communities construct or improve basic water and sewer facilities—water storage, treatment, and distribution plants—and basic public sewer and other waste disposal facilities. By the end of June 1966:

- *Reservations totaling about $90 million had been made for projects.*
- *19 actual grants totaling $13.5 million had been approved.*

SMALL-TOWN PARTICIPATION

Problems of urban growth are not limited to large places. Various forms of assistance provided by HUD are designed for and have been widely used by small communities as well as metropolitan areas. According to yearend 1965 tabulation:

[illegible] *percent of the communities that*

have public housing are under 25,000 in population; 68 percent are under 10,000; and 54 percent are under 5,000.

- *69 percent of the localities receiving urban planning assistance grants are under 10,000 in population.*
- *80 percent of public works planning advances have been made to communities with populations of under 50,000.*
- *About 90 percent of public facilities loans have been made to towns of under 5,000 population.*
- *50 percent of the active certified Workable Programs are in localities having populations under 10,000; 62 percent of communities that ever had a Workable Program are under 10,000 population.*
- *72 percent of the communities participating in urban renewal were under 50,000 population.*

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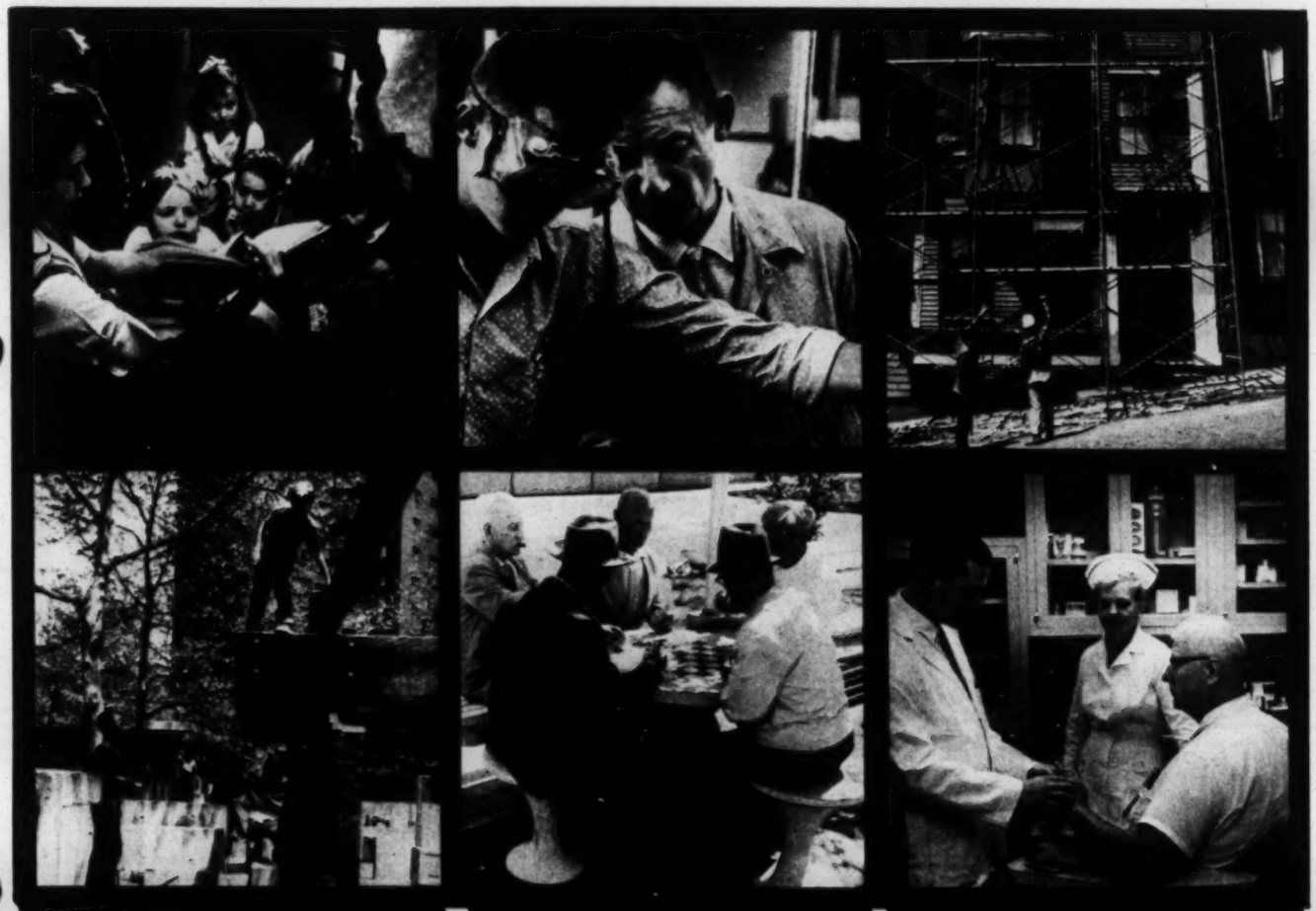
MODEL NEIGHBORHOODS

under the Demonstration Cities Act



U.S. DEPARTMENT of HOUSING and URBAN DEVELOPMENT
Robert C. Weaver, Secretary
Office of Demonstrations and Intergovernmental Relations
Washington, D.C. 20410

INTERFAITH HOUSING CORPORATION

Chartered to provide specialized service and guidance to nonprofit sponsors of housing for low and moderate income families.

Executive Director, Mr. Malcolm E. Peabody, Jr.

Director of Local Planning, Mr. Roland S. Larsen

OFFICE: 120 Boylston Street, Room 608, Boston 16, Mass. TEL. #: 426-9808

Background

Since 1961, the United States Congress has increasingly been enabling nonprofit community based organizations to provide needed new housing for low and moderate income families. Prior to that time, our principal national emphasis had been on the Public Housing program to provide new housing for low income families, and on private enterprise to produce housing for families with moderate or higher incomes. Since 1954, however, due to public resistance not a single new unit of public housing for low income families has been built in Greater Boston, whereas, between 1950 and 1954, 17,308 such units were built. Federal and State allocations since 1954 have focussed on housing for the elderly.

Private enterprise has not filled the need either for housing for low or even moderate income families. The construction of new units has been mainly for sale or for rentals far above what the average family can afford, and the supply of acceptable older housing at moderate rents is steadily declining through deterioration and, in Boston, large scale demolition.

In 1961, with the passage of section 221 (d) (3) of the National Housing Act, Congress made it possible for limited dividend and nonprofit organizations to build new housing for sale or rental at prices substantially below existing private properties by making available long term (40 years) low interest loans (3 1/8 to 3 5/8) with high loan ratios (90% for limited dividend companies, and 100% for nonprofit corporations). Some 2,800 units have been built or are in construction in eastern Massachusetts at rentals as low as $85 per month for two bedrooms and all utilities. Based on the successful experience of the past four years, Congress, in the 1965 Housing Act, has extended the section 221 (d) (3) program at an even lower interest rate (3%), and has also added another program which provides greater assistance by offering rent subsidies to nonprofit and limited profit developers who rent units to low income families.

To build this new housing, the Federal government extends aids and privileges to nonprofit groups, including church-related groups. Such groups have been successful in gaining community acceptance of new developments. Also, the groups provide the continuing local interest and positive identification essential to successful management and maintenance of such developments. Most nonprofit groups, however, lack knowledge and experience in developing housing. There is an obvious need for experienced consultants to play a strong role through initial planning, construction and management phases.

Interfaith Housing Corporation was chartered in 1965 to perform this consultant role, beginning in the Greater Boston area, for any nonprofit groups that may need its services, particularly those groups seeking to construct new housing in less congested areas of Metropolitan Boston. At present, nearly 90% of all 221 (d) (3) housing recently built or now under construction is in congested areas. There is pressing need for such housing, however, in the cities and towns outside these areas

since many low and moderate income families and individuals who would normally live or continue to live in these areas cannot find housing they can afford.

The shortage has fallen hardest on certain groups within the population--specifically the elderly, large families, young married couples without college training and nonwhites. Many of these people are forced to move to other towns since there is little rental housing in their own towns and they have neither the capital or the income to acquire sales housing. Others now working in the area in blue collar or lower management positions and are forced by the lack of housing to commute longer distances to their jobs and are less able to afford this extra commuting cost.

Among this latter group the IHC is especially interested in the plight of the non-white family who is presently working or seeking work in the suburbs and who is now trapped by discrimination and by high suburban housing cost in an expanding, segregated community where their children are denied the integrated schooling experiences so essential to their future.

The Corporation proposes to stimulate construction of housing to meet the needs of these low and moderate income families and individuals described above by making available to local church-sponsored and other nonprofit groups advice and assistance with site selection, site acquisition, market analysis, architecture, financing, zoning, open occupancy planning and other problems that may be encountered in developing high quality housing for low and moderate income.

IHC activities will include:

1. Encouraging and stimulating members of churches and synagogues to join in sponsoring local development of housing to accomodate families of moderate and lower incomes.

2. Assisting local groups in planning, executing and managing such housing, including help in incorporating their local development organization and in choosing and acquiring properties and sites, and in obtaining community acceptance; help in selecting developers, architects, engineers, and contractors; help in tenant selection methods and in management and financing.

3. Introducing local groups to the various forms of governmental and other assistance available for housing developments and helping them to meet requirements for aids.

4. Working with local interfaith sponsors and other community support groups to assure access of all moderate income families to decent housing.

Sponsorship and Financing

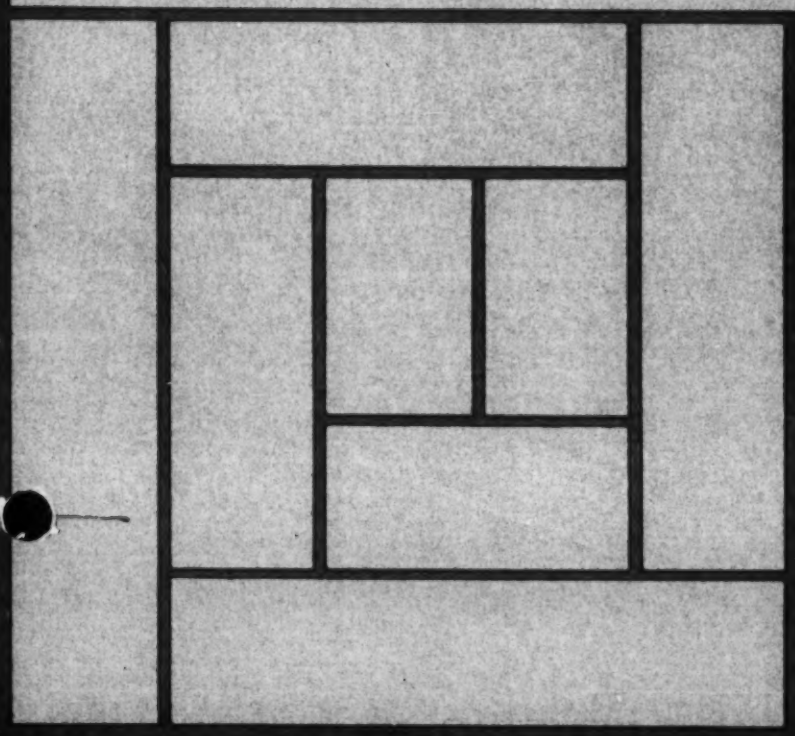
The Interfaith Housing Corporation has been endorsed by prominent religious leaders in Massachusetts and Greater Boston, many of whom are serving as incorporators and members of the Corporation. The Corporation in 1966 is finances by a Low Income Housing Demonstration Grant from the U.S. Department of Housing and Urban Development and by other funds, including some from the Permanent Charity Fund and from various religious denominations.

Assets Needed by Local Groups to Start

No permanent equity is needed by a local group to undertake a housing development; the federally guaranteed mortgages will provide 100% financing. However, local funds will be needed for working capital purposes for analysis of local housing supply and of housing needs, site search and preliminary title examinations, preliminary architectural drawings, legal work and other fees. If these needs exceed the funds a local group can raise at first, Interfaith may be able to assist by loans from the funds at its disposal.

Other than the above, all that a group needs is time and a commitment to the task. Technical knowledge and ability can be made available through the Interfaith Housing Corporation.

PATTERNS FOR ACTION

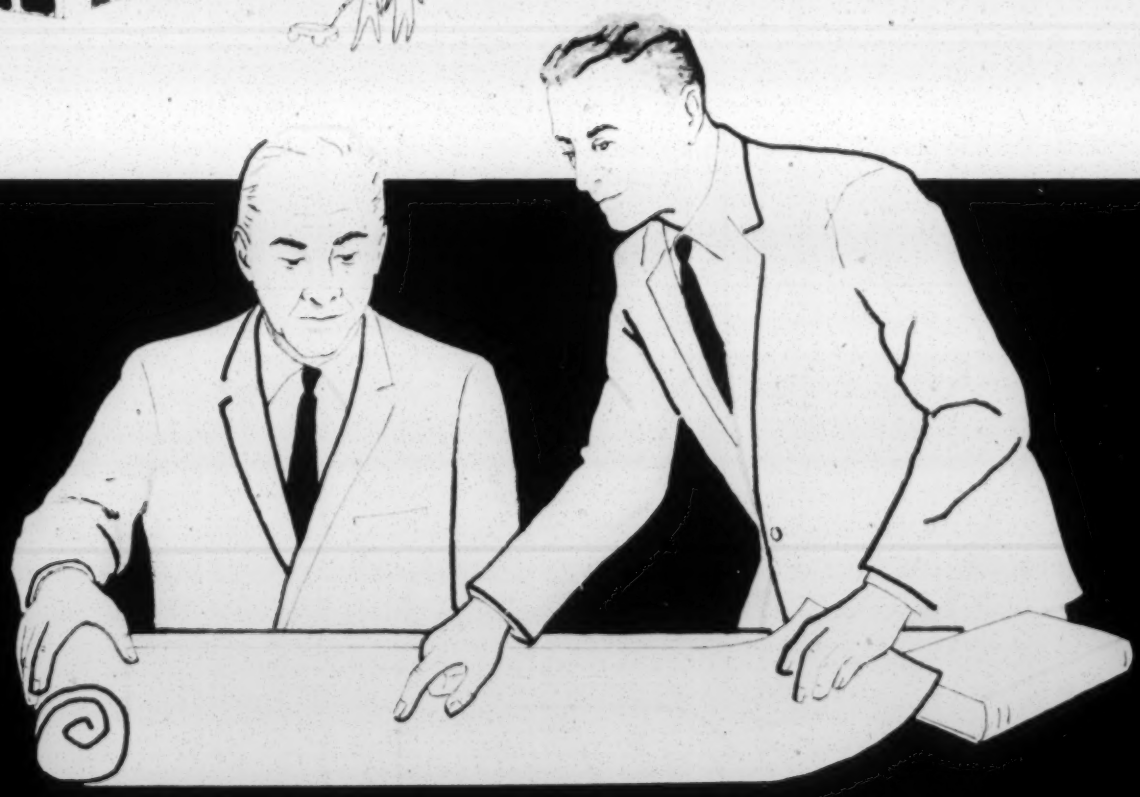


THE CHURCH AND NOT-FOR-PROFIT HOUSING

NUMBER 1 IN A SERIES OF REPORTS BY THE JOINT URBAN PROGRAM / EXECUTIVE COUNCIL OF THE EPISCOPAL CHURCH

low-income housing demonstration program

...a program guide



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9/56 15.00
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New Orleans 18, La.

A. L. Lacey
Alabama State College
Montgomery, Ala
9/56 150.00

Carolyn Price
923 College ave. Stillwater Okla.
10/56 25.00

Leona L. Dorsey
2303 Prospect Ave, Houston, Tex.
9/56 25.00

H. B. Smith Professional Services
10/56 100.00

Research House
Parham place, Albany Post Rd
Croton-on-Hudson, N.Y.
Dr. Warner Fowler
10/56 700.00

Thomasine K. Jarmon
2218 Isabella, Houston, Tex
9/56 10.00

George W. Brady, Jr.
Virginia State College
Petersburg, Va.
11/56 271.13

Dr. W. E. Garrett
204 Draper Road, Blacksburg Va.
11/56 180.00

Fact-Finding

Margaret Price @ 27.00 per day.
Route 1 Box
McLean 272

April 9, 1956 - Dec 6, 1956 1,944.00

Norman W. Walton
Alabama State College
Montgomery, Ala.

9/56 1/2.50

Urban Planning Project

COUNCIL FOR EQUAL HOUSING OPPORTUNITIES

PHILADELPHIA FELLOWSHIP COMMISSION
Fellowship Commission Building
260 S. 15h St., Phila. 2, Pa.

Hearings before Committee on Law and Order
Pennsylvania House of Representatives

May 1959

SUPPORT FOR FAIR HOUSING LEGISLATION
Summary of Organizations and Testimony

93 spokesmen from 61 organizations, many of them statewide groups, appeared in Harrisburg on May 20, 21 and 22 to testify for passage of fair housing legislation. Subject of the hearings was House Bill 322, which would eliminate discrimination in the rental and sale of housing because or race, religion or national origin.

Important Organizations

Spokesmen for organizations representing hundreds of thousands of citizens from all parts of the state appeared to testify vigorously in favor of the bill. Jewish, Protestant and Catholic groups were represented. In addition, labor, civic, fraternal and Negro groups presented testimony in support of the bill.

Many Sections of the State

Appearing at the hearings were leaders from Pittsburgh, Erie, Reading, York, Harrisburg and Philadelphia, as well as a list of smaller towns like Donora and Shiremanstown and counties further removed from the large metropolitan centers.

Outstanding Civic Leaders

Appearing for the bill were leaders of educational, welfare and civic groups. Along with officers of organizations and citizens from every background, were housing experts and government officials. Governor David L. Lawrence issued a strong statement urging passage of H. B. 322.

Need Thoroughly Documented

Facts and figures from varied areas were introduced to show the damaging results of segregation, particularly

in the oldest housing, to both those congested and those isolated; to the general welfare of urban areas; to the financial stability of communities and the future of the democratic process. The harm done to the entire community by enforced overcrowding and exploitation was carefully detailed.

Strong Reasons Presented

Many arguments were listed during the hearings by those favoring the fair housing law:

a. Morality and religious ethics point clearly to the need for the community taking a clear stand as to the rights of all its citizens expressed in a law.

b. Overcrowding as a result of segregation is clearly related to higher deaths and illness from fire, accident and communicable disease.

c. Housing barriers increase racial friction, misunderstanding and violence.

d. Discrimination with resulting overcrowding makes possible exploitation by housing speculators at high cost to the rest of the community.

e. It is economically short-sighted to discriminate, because discrimination retards new home building, investment in new communities, and makes more difficult worker migration and the resettling of industry.

f. Discrimination hampers our defense efforts by restricting military personnel at various installations.

g. Discrimination critically injures the chance of our carrying out a genuine democratic foreign policy, in that all our efforts are suspect among the majority of the peoples of the world.

h. Segregation is damaging to the proper operation of our local political structures.

i. School segregation, overcrowding and other undesirable conditions result from housing segregation.

j. The real estate profession abuses its state license and its professional responsibilities if it discriminates.

Fair Housing Essential to General Welfare

Nor only are discrimination and segregation related to bad housing conditions, but vital public policies at every level are hampered in their operation. These include city and regional planning, urban renewal, improved schools, and in the private area, the rate of new home building and private investment. Local tensions become international disgraces in addition to the moral wrong of exploitation of any group of citizens.

A Law Is Needed

One speaker after another listed the facts and problems of unfair housing restrictions and stressed the need for a law to supplement growing educational work and changing opinion. A sound law carried out in a responsible manner, like the Pennsylvania F.E.P. law, would aid in gradual improvement of the situation.

Limited Opposition

The only persons opposing the bill were representatives of real estate organizations. Many of the objections were to a particular clause in the law. Many reasons listed, in addition to plain dislike for facing this responsibility, were far-removed questions and appeals to antagonism. It is significant to note that no home owner appeared in opposition to the bill.

Extensive Press Coverage

In addition to stories run by Pittsburgh, Harrisburg and Philadelphia papers, clippings have also been received from Erie, Lancaster and other smaller cities. The three days of hearings were covered by the United Press and Harrisburg Press. Several dozen clippings have already been received from widely separated parts of the state.

PROSPECTUS

TO

ACCOMPANY APPLICATION

FOR

FOUNDATION GRANT

NEIGHBORS, INC.
NORTH WASHINGTON NEIGHBORS, INCORPORATED
Incorporated under the laws of the
District of Columbia, July 1, 1959
5802 Georgia Avenue, N.W.
Washington 11, D. C.

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PROSPECTUS

NEIGHBORS, INCORPORATED

INTRODUCTION

The nation's capital is fast becoming a Negro ghetto.

The emerging pattern is familiar--a central city occupied almost entirely by Negroes, ringed by suburbs occupied almost entirely by whites. It is the pattern of division and despair, of panic and suspicion, and resulting in "a sense of permanent alienation." This pattern must be broken.

Fortunately, the potential exists in Washington - perhaps more than in most large cities - for open occupancy and better balanced racial distribution, in short, for a genuinely integrated community.

Achieving this anywhere would be important. Achieving it in Washington would be doubly important because of the inevitable symbolism attached to everything of consequence that happens here.

Washington until now has had no genuinely integrated neighborhoods large enough to be significant. Its "integration" has been the phantom integration of transition.

Now, however, Neighbors, Inc., a local community organization, has shown that it is possible to dampen panic and prevent upheaval. Operating in a large section in the northern part of the city east of Rock Creek Park, it has in five years evolved techniques that can change transition into integration.[1/]

1/ For a map of the Neighbors, Inc. area, see Appendix B, p.ii.

This undertaking, carefully meshed with related efforts now beginning in other parts of metropolitan Washington can create new patterns of race and residence in the Nation's capital.

Neighbors, Inc. is out of the experimental stage. It has the necessary skill and experience. It has won community support and recognition by highly placed officials. What it now must have, if it is not to become just an interesting failure, are the resources to put its skill to work on a scale broad enough to be meaningful.

PROBLEM AND SOLUTION

What are the essential facts in Washington?

The last Census showed that 54 percent of the District's population was Negro. If the present trend continues, the 80 percent mark may be reached sometime before 1975.[1/]

The solution is dispersion and broad scale integration. White families must be attracted back from the suburbs to urban Washington. It is equally important to encourage and assist Negro families to move out of their urban ghettos.

Most Negroes will not automatically take advantage of housing opportunities in predominantly white areas or even know about them. This is particularly true as long as whites flee from the expanding edges of the Negro ghetto and in doing so open up new housing opportunities for non-whites, though frequently at inflated prices.

1/ See Appendix C for notes on trends in race and residence in Metropolitan areas and for the projected growth of the District's Negro population, pp. iii-xi.

A program of neighborhood stabilization, such as the one we have undertaken, slows down the turnover of housing in areas of racial change, and contributes to integration both locally and throughout the metropolitan region. Stabilization reduces the number of homes available to Negroes in the transitional areas rimming the Negro ghetto. Stabilization, thus, contributes to the forces promoting diffusion of the Negro population - provided new opportunities are opened, and are made known to Negroes, in presently non-integrated areas.

Concurrently, a program of neighborhood stabilization will transform transitional integration into permanent integration. These integrated areas in turn must be made to spread gradually outward from their borders, ultimately to become the dominant residential pattern in the central city.

THE ORGANIZATION

Neighbors, Inc. (NI) has its roots in one man's decision to try to keep his neighborhood integrated.

Marvin Caplan became a resident of the Manor Park section of the District in 1957 at a time when Manor Park was in danger of turning rapidly from an all-white to an all-Negro area. Mr. Caplan wanted neither. He decided to see what could be done to suppress the ill will and irrational panic that had already turned large parts of the city into ghettos.

He enlisted a small group of fellow residents. Since the existing community association refused to take them in because some of them were Negroes, they formed their own organization.

It quickly became apparent that it would be impossible to stabilize a small city neighborhood within a metropolitan complex so three more neighboring sections were included.

The area covered is 250 city boocks. Some 35,000 to 40,000 of the District's 764,000 residents live there. More than half of the housing is owner-occupied. The median value of these houses ranges, by census tract, from $15,000 to "over $25,000." Median rents run from $84 to $105, with the bulk of the rental units in apartments rather than houses.

Neighbors, Inc. is a membership organization. It has grown since 1958 to an enrollment of about 1,000. The members elect annually the 18 member governing board. The full time staff consists of an executive director, a community organization specialist, an administrative assistant, and a secretary.

Financing for a current annual budget of $25,000 comes from three principal sources. First, the basic dues are $2 a year per member. Some members contribute more. Second, the organization runs special income-producing projects such as a book and art fair, concerts, and other benefits. Finally, NI has been able to secure vital foundation support. Initially, the Eugene and Agnes Meyer Foundation provided some seed money. More recently, the Taconic Foundation of New York

gave a three year grant of $15,000 a year. We are in the second year.

STRATEGY AND ACTION

The problems of race and residents are complex. They require a varied response.[1/]

Neighbors, Inc. works in three main areas. It tries to slow down the turnover of homes in its north Washington area (stabilization). It attracts white home buyers (recruitment). It works with government and civic leaders not only to relieve the pressures that impel racial change, but to encourage efforts to achieve genuine freedom of residence (dispersion).

Stabilization

Within the neighborhood, our first target is the attitude of white residents. Our own observations and the little research which has been done in this field suggest that a number of fears interact to induce white families to flee neighborhoods undergoing racial transition.

They are afraid that property values will drop precipitously. They are afraid that the quality of education will deteriorate and problems of social relations will increase as the proportion of Negroes in the neighborhood schools rises. They are afraid they will

1/ See Appendix C, p. iii.

lose social status because they live in a racially mixed neighborhood. They are afraid that once Negroes enter a neighborhood it inevitably and rapidly will become all-Negro.

The best antidote for fear is facts and Neighbors, Inc strives to supply them. We seek first to educate and mobilize our community.

Individuals are reached through special neighborhood meetings, block meetings, general membership meetings, forums and other specialized public meetings. A monthly newsletter is published, and also material to meet particular situations.[1]

Religious, business, civic and educational groups in the area are asked to let Neighbors' speakers tell them how their interests are related to neighborhood stabilization and how they can contribute.

At such times, we point out that, while the classic response to Negro migration into a new residential area has been white flight, this has by no means been the universal pattern. We stress the fact that property values in transitional neighborhoods do not have to fall, and that calmness contributes to their stability.

We publicize the facts about the area's schools to refute rumors. We seek to overcome some of the deficiencies of the schools stemming from inadequate funds granted them by Congress. We encourage volunteers to work with the schools. We have helped devise for the junior high school in our area a special program called "American Democracy in Action."[2] It has the double purpose of giving the school an out-

1/ See Exhibits in accompanying packet.
2/ See Appendix D, pp. xii - xvi.

standing program and of enhancing its reputation in order to overcome parents' thoughts of moving away.

Neighbors, Inc. has begun the task of giving residents a sense of belonging to an important and creative community--a living symbol of residential democracy. Gradually, parts of the area are being turned from a place to flee to a place to settle. A start has been made toward restoring the prestige of the area. NI has received favorable local and national notice, has been the recipient of a number of citations,[1/] has held outstanding public events and has become the home of a number of notable persons.

A second focus of our stabilization program has been on the real estate firms. We have sought to restrain the activities of unscrupulous real estate salesmen who, by inducing panic among white home owners, are often able to buy houses at below-market prices, and then sell to Negroes at above-market prices. We are trying to persuade District officials to bar unethical scare tactics. We have secured a ruling that "SOLD" signs are illegal. Meanwhile, we are educating residents to cope with high-pressure real estate tactics.

We helped spark a successful two-year campaign to get local newspapers to eliminate racial designations from classified real estate advertising.

We have tried to develop interest in the area on the part of well-established real estate firms many of whom have refused to handle pro-

1/ See Appendix G, p. xxiv.

perty here and abandoned the neighborhood to speculative dealers. We have demonstrated to them that white families will buy in mixed neighborhoods if the advantages of the area are fairly presented.

Our third emphasis within the neighborhood is maintaining community standards at high levels. We try to see to it that housing and zoning codes are enforced. We sponsor contests and educational programs designed to encourage housing and neighborhood maintenance and beautification.

Last, we have sought to develop cordial relationships across racial lines. We have promoted activities that bring people together on the basis of common interests. These include a garden club, Junior Neighbors, The Community Singers of Washington, a boys' athletic club, concerts by local artists, interfaith meetings of area clergymen, and a local businessmen's association.[1]

Recruitment

The Neighbors, Inc. community is one of the few desirable areas where Negroes seeking homes need not fear humiliating rebuff. Despite our efforts, many real estate concerns simply do not show white home seekers property in the area. They either assume white buyers are not interested or actively discourage them.

These circumstances combine to produce more Negro home seekers than white in the Neighbors' area at any given moment. Consequently,

1/ See Appendix F for a detailed description of our stabilization program in Shepherd Park, pp. xix - xxiii.

recruitment of white families is essential to maintain effective integration. The results of our free home-finding service -- staffed like most of our activities by volunteers -- have been encouraging.[1] Through our efforts, two white families settled here the first year, eight the second, 12 the third, and last year 35. Nearly all have young children. About a dozen Negro families have also found homes with NI help.

Dispersion

Integration in the NI community will remain unstable as long as housing opportunities for Negroes in other areas continue to be restricted. Unless these opportunities materialize the pressures on the Neighbors' area will continue to build up and may soon be irresistable.

We have, therefore, made freedom of residence throughout metropolitan Washington our parallel concern.

We have urged city officials to issue fair housing regulations. We were among those who urged President Kennedy to issue his Executive Order on Equal Opportunity in Housing. We have acquainted urban renewal and school authorities with the problem and have urged them to consider the consequences of their policies as they affect population dispersion and residential stability.

1/ See Appendix E, pp. xvii - xviii.

We have participated in numerous area-wide educational activities aimed at overcoming prejudices against open occupancy. We have urged high-ranking church officials to co-operate in stabilization efforts. We have assisted in conducting a good neighbor pledge campaign through which citizens have assured potential neighbors they would be welcome regardless of race or religion.

Neighbors, Inc. is a point of reference for housing matters in Washington. We have a small specialized library and are consulted by students. We have provided guidance for county groups seeking to accommodate new Negro families in their communities. Both Negro and white groups refer white and non-white prospects to NI for assistance in finding integrated housing.

We have discussed with Negro leaders the threat that the growing segregation of neighborhoods poses to equal opportunity in jobs, education, and housing.

We have assisted in bringing to their attention the mutual benefits for both white and colored deriving from residential dispersion and the importance of taking advantage of housing opportunities throughout the metropolitan area in order to avoid perpetuating "colored or changing neighborhoods."

Despite its limited resources, Neighbors, Inc. has sought to promote the concept of freedom of residence by assisting a great variety of groups, some long established and others just beginning. We have provided literature and consultation to local organizations and others

as far away as California and Washington State. In all some 35 groups have received our help.[1]

POTENTIAL

The potential for housing desegregation in the Washington area is relatively high.

Washington has a rapidly growing Negro middle class which can afford to move to both new and renewed areas of the city and suburbs. The high mobility of the population provides opportunities for desegregation in housing.[2]

It is generally ancicipated that the President's Executive Order, applying to the suburbs, and the expected District fair housing regulations will also help open more areas to Negroes.

Neighbors, Inc. is part of the potential. More than ever, if the patterns of the past are any guide, our accumulated skills in allaying panic will be needed as Negroes move into presently unintegrated areas throughout metropolitan Washington.

1/ These have included: The American Friends Service Committee, the Board of Home Missions of the Congregational-Christian Churches, the National Conference of Christians and Jews, community centers and settlement houses, a ministerial association, a Negro church striving for integration, members and committees of Congress, economists and researchers for the housing industry, a small municipality, Baltimore Neighborhoods, Inc., the Library of Congress, radio and television outlets, and the Voice of America.

2/ See Appendix C, p. v.

If our demonstration succeeds similar efforts in other parts of the region will be strengthened.

If we fail, old fears will be confirmed and the cause of residential integration would be set back. The old cycle would be perpetuated, with Negro penetration of white areas inducing panic and panic inducing renewed segregation.

We don't intend to fail, but we must have support if we are to succeed.

NEEDS

In our five years of experience, we believe we have developed a tenable theory of neighborhood stabilization and a set of tools with which the theory can be put into practice.

We are out of the experimental phase. What we now need are the resources to put the concepts and techniques to work on a broad enough scale to make a significant impact on our own community and the housing patterns of metropolitan Washington.

The Neighbors, Inc. Area

While the racial transition has been perceptibly slowed down as a result of our work, the forces we confront remain formidable. Unless our resources can be multiplied quickly, it is quite probable the area will become predominantly Negro within the next 12 to 24

months, and an opportunity to establish integration will have been lost.[1/]

Our most urgent requirement is for more full time professional staff. Most pressingly, we need more community organization specialists complemented by other technicians and clerical staff.

Our present single specialist has visited approximately 300 home-owners - some more than once in 15 months. Impressive though that is, it must be set against the total job to be done. There are about 6,700 owner-occupied houses in the NI area.

Our specialist's activity has been largely concentrated in one of the four principal sections of the area where unscrupulous real estate speculators have been most active. She is often pitted against some 20 or more real estate firms at one time. (About 50 firms do business in the NI area.) Meanwhile residents in other parts of our community have complained with some justification that while they have contributed money and effort to the organization, it has neglected them. If we are unable to respond we shall risk losing their support.

There is an urgent need to get residents active in their own neighborhoods. This is the most effective way of keeping up neighbor-

1/ Although the 1960 Census is outdated in the NI area, it is the only data available. The Negro population is moving generally from south to north. Following the general order of migration, the proportion of non-whites in each census tracts in the NI area was: tract 21 - 62%, tract 19 - 52%, tract 20 - 41%, tract 17 - 18%, tract 18 - 12% and tract 16 - 2%.

hood morale. Professional help is indispensable in galvanizing and channeling the efforts of volunteers.

Large blocs of white residents leave whenever an owner "converts" an apartment from white to Negro occupancy under the guise of integration. Little or nothing has been done about the 6100 rental units in the area, a substantial majority of which continue to have exclusively white tenants. We believe we have developed techniques to promote stability in rental property. Lack of staff, however, has prevented us from acting effectively.

Recruitment of new white families needs to be expanded and put on a much more systematic basis. An extremely important adjunct to this is widespread publicity to inform as many people as possible of the advantages of this neighborhood and to portray it in an attractive and prestigious manner. A comprehensive public relations program must be mounted to reach the large numbers of persons new to Washington.

We need to do much more to maintain and enhance the physical aspects of the area. This is essential particularly in the southern most section where the population density is increasing rapidly. Continuing effort is required to get services from various departments of the municipal government, such as better trash collection and improved street lighting.

Neighbors, Inc. because of limited resources has been able to do relatively little to help new Negro residents become a vital part of the community. NI, of course, welcomes all racial and religious groups.

But because Negro families are often unsure of their reception in integrated neighborhoods, more needs to be done to acquaint in-coming Negroes with the organization and to enlist their co-operation in activities of common interest.

A vital factor is the attitude of many white parents toward integrated neighborhood schools, particularly our junior and senior high schools. A program for the senior high school comparable to the junior high, "American Democracy in Action," program is needed. The schools in the area have many unmet needs because Congressional support of the whole school system is woefully inadequate. We must do more to recruit volunteers to meet some of these needs.

Creative attention also must be given to the development of appropriate social activities at our integrated junior and senior high schools, a problem made acute by the apprehension of many white persons.

Our program should include research. We need to know more accurately and more quickly about developing residential patterns in our area. A study of what actually is happening to property values is essential. We need to analyze the strengths and weaknessess of our own program. The area is a living laboratory for exploring the dynamics of changing neighborhoods. A unique opportunity exists here to make an invaluable contribution to national understanding of these forces and knowledge of how to respond to them .

The Broader Community

As we have noted, Neighbors, Inc. has influenced in a modest way the forces outside the area. The program envisaged in this prospectus would allow an expansion of our activities in the broader community.

Decisions about housing and transportation are now being made which will have major impact on many areas including our own. We need to be in a position to help mold these decisions intelligently.

Several important new developments have recently occurred in the metropolitan area. For example, the American Friends Service Committee and Suburban Maryland Fair Housing, Inc. are beginning programs to encourage greater housing opportunities for Negroes. As the local organization with the greatest experience with integrated housing, Neighbors, Inc. should be able to allocate staff time to consult and cooperate with them.

Endeavors by other groups, public and private, will bear heavily upon the success or failure of our own venture. More and more Washington neighborhoods will face problems similar to ours as a result of the Executive Housing Order and the anticipated fair housing regulations for District of Columbia. Our experience should be made readily available to assist these neighborhoods in assimilating Negro families. Lack of staff presently makes this aid virtually impossible on a continuing basis.

Specifically, an expanded staff would make feasible:

1. The preparation of a series of reports analyzing our experiences designed to serve as guides to other groups similarly concerned here and throughout the country. There is at present no comprehensive manual available.
2. The development of field services to assist in dampening real estate panic occasioned by Negroes moving into areas now occupied exclusively by white residents, to encourage existing neighborhood organizations to work for area stabilization, and to stimulate the formation of new groups if necessary.
3. The establishment of close working relationships with other groups promoting wider housing opportunities in the metropolitan area. Similarly NI could explore with the Housing and Home Finance Agency the possibilities of local and national programs to promote neighborhood stability.
4. In cooperation with other agencies, the organization of a survey of non-white housing demand in the metropolitan area as an aid to program planning by both public and private agencies.
5. The stimulation of coordinated effort by public and private agencies to secure a comprehensive plan for attacking the basic urban-suburban racial division on all possible fronts.

Proposed Budget and Staff

In summary, Neighbors, Inc. seeks to increase its staff to a point where these stated objectives can be accomplished. Our principal need is for four additional community organization specialists, bringing

our total number of community workers to five. We would then be able to assign one worker in each of our four geographic areas and the fifth to work with tenants of our many apartment buildings.

We also need three additional professionals with training and experience in 1) real estate, 2) sociology and social research, and 3) public relations. Supporting clerical services, additional office space and equipment, and more funds for program are also required.

All professional staff would carry related responsibilities for portions of the program directed toward the broader community in addition to their work within the NI area.

While it is customary to build up staff in several annual steps, ours is an emergency operation. We have been functioning at a minimum level for about five years. The need is urgent. Thus we seek a rapid expansion of staff over the next two years. To attract the skilled personnel needed, the program should be underwritten by a three-year grant, renewable for two more years upon evidence of satisfactory performance.

The proposed budget appears in Appendix A. The total budget for three years is $309,400. Of this, we anticipate that the Neighbors, Inc. membership will be able to raise $30,000. We already have in hand our Taconic Foundation grant which will provide $15,000 for 1963-64. We seek, therefore, foundation grants totaling $264,400 over the next three years.

PROPOSED THREE YEAR BUDGET

PRESENT STAFF		1963-64 NEW POSITION	1963-64 FULL SALARY OR COST	1964-65 NEW POSITION	1964-65 FULL SALARY OR COST	1965-66 INCREMENT
1	Director	0	$ 9,000	0	$10,000	$ 150
1	Community Organization Specialist	0	8,000	0	8,150	150
0	Community Organization Specialist	1	8,000	0	8,150	150
0	Community Organization Specialist	2	12,000	0	12,240	240
0	Community Organization Specialist	0	----	1	6,000	120
0	Real Estate Specialist	1	8,000	0	8,150	150
0	Research Specialist (Sociology and Social Research)	1	8,000	0	8,150	150
0	Public Relations Specialist	1	8,000	0	8,150	150
1	Administrative Assistant	0	6,000	0	6,120	120
1	Secretary	0	4,800	0	4,900	100
0	Secretary	2	8,100	0	8,300	200
0	Clerk	1	3,500	0	3,600	100
Rent		-	2,400	-	2,400	-
Program		-	9,500	-	10,000	500
Furniture and Equipment		-	2,800	-	200	-
		TOTAL	$98,100		$104,510	$2,280

TOTAL BUDGET FOR THREE YEAR PROGRAM $309,400

Estimated Amount to be raised by NI membership plus $15,000 available from Taconic Foundation, 1963-64 45,000

Foundation Support Needed for Three Year Program $264,400

PAGE (s) MISSING

APPENDIX C

SUPPLEMENTARY NOTES ON RACE AND RESIDENCE IN METROPOLITAN AREAS

Statesmen have decried the effect of discrimination and segregation upon the foreign affairs of this country, but of more immediate concern is the effect here at home.

The magnitude and impact of the growing cleavage between cities and their suburbs are indicated by census data and the authoritative reports of students of urban problems.

Between 1940 and 1950 more than two million white persons deserted the central cities, while the movement into the cities was in the proportion of about 1.3 white persons for each two non-white.[1/]

In 1950 only 39% of the total non-white population of the country lived in central cities, but 10 years later 51% were urban dwellers. This change resulted in a 63% increase in the number of non-whites within the cities, from 6.3 million to 10.3 million. On the other hand, white persons in the suburbs increased from 19.9 million to 36.1 million, an increase of nearly 82%.[2/]

This "urban-suburban schism" has frightening import. It threatens the very framework of our urban society. An early analysis was made by

1/ Donald J. Bogue, Components of Population Change, 1940-50. Miami University, 1957, p. 34. Figures for 1950-60 are not available.
2/ "Our Non-white Population and Its Housing - A Summary of Census Statistics," Office of Program Policy, Office of the Administrator, Housing and Home Finance Agency, November, 1962.

Professor Morton Grodzins.[1] His catalog of the products of this population dichotomy includes the following:

> The spread of slums; increased resistance to the expansion of Negro residential areas; problems resulting from residues of lower income and prejudiced whites in the central city; increased Negro-white tensions; greater isolation of Negroes in northern urban centers than exists in the rural south; the segregation of community facilities in the north as pronounced as in the south; the decline of business and property values, as well as the tax base, in the cities; the growth of increasingly racialistic Negro political power in the cities, and the attempts of white legislatures to retaliate by gerrymandering Negro areas; the much needed cooperation of urban and suburban areas threatened by color conflict. 2/

In a more recent survey, Charles E. Silberman underscored the grave risk that Negroes will decide that the American middle-class is not for them. Impatience is turning to bitterness and a "sense of permanent alienation from American society" is developing.

Mr. Silberman continues:

> "Unless the Negro position improves very quickly, Negroes in whatever class may come to regard their separation from American Society as permanent, and so consider themselves permanently outside the constraints and allegiances of American society.
>
> "The Negro district of every large city would come to constitute an American Casbah, with its own values and its own controls -- and a deep hostility to the white community. In such a situation, communication between the races would become impossible. And life in the large city would become unbearable." 3/

1/ The Metropolitan Area as a Racial Problem. University of Pittsburgh Press, 1958.

2/ Summary by George B. Nesbitt and Marion P. Yankauer, "The Potential for Equalizing Housing Opportunities in the Nation's Capital," Journal of Intergroup Relations, Vol.III, No. 4, p. 73. Nesbitt is Director of Low-Income Housing Demonstration Program and Mrs. Yankauer is an Urban Sociologist for the Housing and Home Finance Agency.

3/ "The Negro in Our Cities." Fortune, March, 1962.

Washington, D.C., itself, is a paradox. The opportunities for achieving non-white dispersion are great yet the situation here is extremely critical.

Housing expert George Nesbitt wrote in 1956 that fortuitous dispersion of non-whites in the District was providing ample opportunity for "adopting a character of city design and housing developments which supplement and extend the non-white dispersion trend." In 1962, he confessed that the opportunity had been "little used". However, he believes that the opportunity for housing desegregation which was overlooked in the fifties "is still present in the sixties."

The factors he cites are:

1. A rapidly growing non-white middle class, able financially and educationally to move into new and renewed areas of the city and suburbs.

2. The price and other characteristics of the existing and expanding supply of metropolitan housing.

3. The high mobility of Washington's population which produces rapid housing turn-over.

4. A housing industry increasingly equipped to depart from segregation-supporting policy and practice.

5. A local government better equipped to support desegregated housing than its past performance would indicate.

6. A great potential for movement toward an open city through Presidential influenee and power.

7. In general, an increasingly favorable climate for desegregating housing in the Washington area.1/

Over against these favorable factors is the stark reality that

1/ Nesbitt and Yankauer. op. cit., pp. 80 - 92.

Washington is the first city with a non-white majority. The percentages for the six closest cities are: New Orleans 37%; Baltimore 35%; Cleveland, Detroit and St. Louis 29%; and Philadelphia 26%.

However, the population trend for the Washington metropolitan area as a whole showed a trend directly opposite to that within the District of Columbia. The proportion of non-whites in the entire area declined in every decade since 1900 but two. At the century mark Negroes comprised 32% of the regional population, but in 1960 they made up 24% of the total.

Scarcely anyone will deny that this unbalanced distribution was brought about through factors largely controlled by the white population. Against this background, other statistics from the 1960 Census foretell more, rather then less, bifurcation. During the preceding decade, the number of Negroes within the District of Columbia increased 44%, while whites declined nearly 34%.

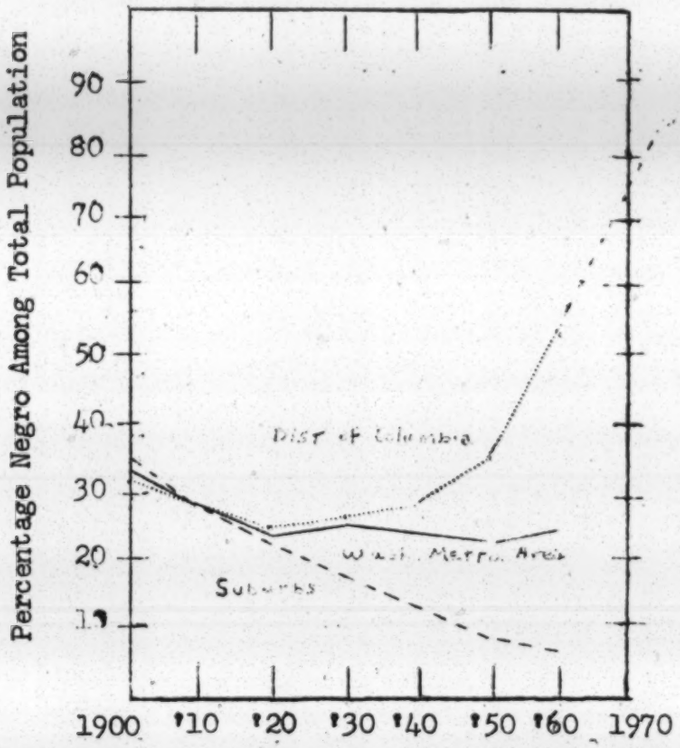
The fertility ratio (i.e., children under 5 years per 1000 women 15-49 years of age) of white women in the city was very low (about 250) while that for non-whites was high (about 510). The latter figure is only slightly higher than the fertility ratio for suburban white females. The median age of white females in the District was 43 years against 27.6 years for non-whites.[1/]

All of this is reflected in the growing rate of increase of the Negro population within the District since 1920. From a low point of about 25% in that year, the proportion of the total reached nearly 30% in 1940. A slow, steady rise continued to 1950. From 35% in that year the proportion shot up in the next decade to almost 54%. This trend, and those for related

1/ Eunice Grier, Understanding Washington's Changing Population, Washington Center for Metropolitan Studies, 1961, p.30.

areas, are shown on the graph[1] below.

Changing Percentages of Negroes - District of Columbia, Suburbs, and Entire Metropolitan Area, 1900 to 1960.



If the trend line for the central city is projected, it reaches the 72% mark in 1970 and the 80% mark in 1973, i.e., four colored persons to each white person living in the District.[2]

To the natural or uncontrolled population pressures should be added the effects of urban renewal and highway programs. From the first displacements in urban renewal areas in December, 1953, down to July 1, 1962,

1/ Ibid, p. 11.
2/ A local statistician, Raymond Clapp, makes a similar estimate. He anticipates that by 1970 if the suburbs remain closed, Negroes will constitute 71.1%, or if open - 64%, of the District.

renewal projects have displaced about 25,850 persons. The best estimates available indicate that during the calendar years 1954 through 1962, other governmental programs (highways, schools, housing code enforcement, condemnation of insanitary buildings, etc.) have displaced 17,890 more. A five-year estimate, extending from July 1, 1962, to June 30, 1967, forecasts the displacement of 35,200 persons, of which about 11,500 will be from urban renewal and 23,700 from other governmental programs.[1/]

The vast majority of those already displaced and those still to be up-rooted are Negroes.[2/]

A political scientist who recently made a study of Washington declared, "Halting the outflow of the white population and stabilizing mixed neighborhoods may be the most critical problem of the city. Thoughtful Negroes as well as white persons are profoundly concerned over the transformation of Washington into a Negro community."[3/]

The Washington story is repeated, at various levels of intensity, in most of our northern metropolitan centers. Yet, as George and Eunice Grier point out, not a single metropolitan area has been willing to devote the effort and the resources necessary to deal effectively with the developing tragedy. It is amply clear, they conclude, that the consequences of failing to learn soon how to equalize and disperse pressures of Negro

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1/ Office of Urban Renewal, D. C. Government. Displacement will be less if highway or other projects are delayed, or greater if such programs are accelerated.

2/ Washington Housing Association. Actual displacement figures by urban renewal projects are: Southwest-B: 5,105 persons, 97% Negro; SW-C: 18,316, 68% Negro; SW-C-1: 622, all Negro; NE-1: 1,800, all Negro.

3/ Martha Derthick. City Politics in Washington, D. C., Joint Center for Urban Studies, MIT and Harvard University, and Washington Center for Metropolitan Studies, 1962, p 125.

population growth "will mean that the phenomenon of rapid and complete racial change must continue."[1]

There is a wide difference of opinion on how to attack the problem. Some business leaders and real estate men take a laissez-faire attitude. They anticipate that Negroes will move to the suburbs and white families will flee again - this time back to the cities.

The Washington, D. C. Commissioners seem to view urban renewal as the answer to the city's population problem. They hope thus to restore the tax base and to attract upper-middle income white families back to the city.[2]

There are others who see urban renewal either as an inadequate solution or as a program which compounds the difficulties. The Griers declare that "bringing back a few thousand white people to the cities through urban renewal will not solve all the problems."[3]

The head of the local renewal agency told the U. S. Civil Rights Commission, "If we don't get this problem solved, I think we're going to have to call off the urban renewal program."[4]

Robert Weaver, the present Housing and Home Finance Agency Administrator, said several years ago, "Urban renewal has to date accelerated the exodus of middle-class families to the suburbs at the same time that it served to generate blight and slums in some communities. Such ironic perversion of urban renewal is closely associated with enforced residential

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1/ Griers, op.cit., pp. 12 and 13.
2/ Derthick, op. cit., p. 125.
3/ Griers, ibid., p.12.
4/ Hearings, U. S. Civil Rights Commission, April 12-13, 1962, Housing in Washington, p. 279.

segregation."[1]

Weaver's analysis is worth quoting:

> "In an effort to eradicate the worst of the downtown slums, areas selected for clearance and redevelopment have frequently housed a large proportion of minority families. These families have access to only a part of the total housing market. Principally they have found alternative shelter in existing, already over-crowded areas of non-white concentration. Their arrival has worsened an already bad situation. Enforced residential segregation generally restricts non-whites to housing ill-designed to meet their pocket-books or family needs. Doubling up, inadequate conversions and rapid deterioration follow. Prior to urban renewal, this development had been a major factor in the spread of blight and slums. Since this program got under way, the process has been greatly accelerated.
>
> "In the wake of new slums and blight created by relocation incident to urban renewal, more pressure has been placed upon middle-income white families to leave the city. The program has also provided an economic incentive for them to do so since the rather sudden necessity for non-whites to find alternative shelter creates a new and inflated market for old housing. Whites who own such properties are able to sell or rent them at a good price to Negroes; these white owners are then much better prospects for suburban housing."

Neighbors, Inc. concurs with Morton Grodzins' position that "anything less than a massive program may have admirable local effects for particular factions but does not attack the basic problem of bifurcation of races on urban-suburban lines."[2]

Only a broad program backed by the government and private groups in concerted action can succeed. What is needed, say Banfield and Grodzins, "is a whole range of measures to make central cities more

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1/ Speech to National Conference on Discrimination in Housing, Phila. December 11, 1958, pp. 8. (An extended discussion of this subject by Mr. Weaver may be found in his article, "Class, Race and Urban Renewal." Land. Economics, August, 1960.

2/ Quoted by David B. Carlson, "The New Urbanites." Architectural Forum, June, 1960.

attractive to upper and middle class whites and to allow non-whites to live where they can afford to live and want to live."[1]

> "Such measures can be achieved only through a major effort of all levels of government and must include large-scale financing, public education, and nondiscrimination laws, and experimentation with new programs of urban renewal and relocation housing."

Just as the opportunity was missed during the decade of the fifties, it can be lost again, perhaps irrevocably, in the sixties unless top level leadership within and outside government takes the initiative.

There are many who foresee, as Nesbitt and Yankauer do, that "Washington will deteriorate dangerously, unless government, industry and citizenry move quickly to make housing in the Metropolitan area available to all who need it, without 'second-class' restrictions. The potential is there. But strong action must be taken to realize it."[2]

1/ Edward C. Banfiedl and Morton Grodzins. Government and Housing in Metropolitan Areas, McGraw-Hill, 1958, p. 155.
2/ Op. cit., p. 97.

APPENDIX D

THE "AMERICAN DEMOCRACY IN ACTION" PROGRAM AT PAUL JUNIOR HIGH SCHOOL

A Special Junior High School Program

Neighbors, Inc. recognized during its first year of operation that many white parents had lost confidence in the junior high school serving the area because of the increase in the number of Negro students, even though only one-third of the student body was colored at that time. Parental apprehension about the school was a strong factor influencing white families to flee the neighborhood.

NI is trying to overcome this situation. One of its 1959 monthly membership meetings was devoted to Paul Junior High School. The meeting was widely "advertised" throughout the neighborhood. Almost every monthly newsletter has contained some favorable news about the school. A special meeting was held at the school for principals, teachers and PTA presidents with the cooperation of the school administration on the subject of "The School's Role in a Changing Neighborhood." The objectives were to provide some understanding of the problem, to explore how the neighborhood and the school situation interact, and to instill the idea that positive steps could be taken to achieve stability rather than accepting "the inevitable."

Our representatives held two conferences with the Superintendent of Schools. We urged that Paul and Coolidge High School which also serves the area should develop special programs for which they would become known throughout the city.

We suggested that the two schools together might become an outstanding center for music and art, or for language, or for sciences, or for

history, government and international affairs.

However, it was not until the fall of 1962, at the suggestion of parents led by active NI members, that a special program, "American Democracy in Action," was inaugurated at Paul Junior High School.

The program is designed to inculcate an early and deep interest in government and democratic processes.

Just as significant is the contribution this pilot project can make in achieving a stable, integrated community. Paul has been eminently successful in maintaining academic excellence during a period of pronounced racial transition.

It is hoped that the prestige of the participants and the practical idealism of the program are making Paul's image match its reality and that is is offsetting the apprehensions of white parents whose children attend a school whose student population is now well over 50% colored.

An executive committee composed of residents of the area was formed including Lee White, Assistant Special Counsel to President Kennedy; Kenneth Holum, Assistant Secretary of the Interior; and Carl Rowan, Deputy Assistant Secretary of State (now Ambassador to Finland.)

In addition, an appeal was made to national leaders to help with the program on the basis that the day-to-day life of the capital city is the nation's business. The Honorable Walter Tobriner, President, Board of Commissioners for the District, and Dr. Carl F. Hansen,

Superintendent of Schools, invited a number of distinguished governmental leaders to form an Advisory Council for the Paul program. In every case, these busy persons demonstrated strong interest in the project both as an educational venture and as an exciting experiment to aid in preventing integrated public schools from reverting to segregation once again.

Advisory Council members, each of whom agreed to participate in at least one program for Paul students, presently include: United States Attorney General Robert Kennedy; Secretary of the Interior, Stewart Udall; Administrator of the Housing and Home Finance Agency Robert Weaver; Associate Justices of the Supreme Court Arthur Goldberg, William Brennan, William Douglas, and Potter Stewart; Senators Clifford Case, Paul Douglas, Jacob Javits, Maurine Neuberger, and Hubert Humphrey; and Representatives Frank Burke, Abraham Multer, Katherine St. George, and Charles Mathias.

The program is for all students in every grade and on every level of achievement in the school. As far as possible activities are planned to disrupt classes as little as possible. Many field trips are scheduled for evenings or after school. Some trips are taken by a few students in each class who report back to their classmates. Attendance at special assemblies is rotated so that all may participate. So far assemblies have included talks by Secretary of the Interior Udall, Representative Mathias and Arthur Schlesinger, Jr.

Students have made many field trips. During the November, 1962, elections in Maryland, the students attented political coffee hours, met the candidates, attended rallies, interviewed the Governor of Maryland and local officials ranging from the sheriff to the Judge of the Orphan's Court. They visited the polls and collected campaign literature from

both major parties.

Students have attended sessions of the Supreme Court and of Congress. They have attended Congressional hearings, public hearings called by the District Commissioners on matters important to District residents, where they heard testimony from community leaders on both sides of the issues.

In every way possible the trips and lectures are designed to enrich the program of academic studies at the school. There are also many side benefits. Small groups of students have had the privilege of talking with distinguished visitors at teas following lectures. They have developed poise, the younger students learning from the more experienced upper-classmen. Reporters from the school paper have sometimes held press conferences with guest speakers. Perhaps most important has been the growth of school spirit as the students have gained the feeling that they too are an important part of the community.

Reactions from several of the speakers seem to confirm our expectations of the many benefits of this program. Below are quotations from only three:

"I was greatly impressed by my visit to the Paul Junior High School -- by the liveliness of the students, by the devotion of the teachers, by the concern of the parents and, most of all, by the sense of a vital educational community produced by students, teachers and parents working together in a common undertaking."

Hon. Arthur Schlesinger, Jr.
Special Assistant to the
President

"Democracy in action was what I found at that admirable school (Paul) ... continuation and expansion of such efforts toward true neighborhood democracy are desperately necessary if our metropolitan

capital is to be a city of which we can be proud."

Hon. Stewart Udall
Secretary of the Interior

"The maturity and interest of the students as judged from the character of their questions was impressive to me as I am sure it would be to any visitor. The fact that the question and answer period at the conclusion of my brief remarks was so animated and was conducted at a high level is positive evidence of the ground work which has been laid at Paul Junior High School over a period of time."

Hon. Charles McC. Mathias, Jr.
Member of Congress

APPENDIX E

THE HOUSING INFORMATION SERVICE

The Housing Information Service (H.I.S.) is a community-wide service of Neighbors, Inc. designed to promote an open housing market in the NI area. NI offers its service to prospective buyers and sellers. It accepts no remuneration.

The acute shortage of housing for Negroes in the Metropolitan region occasionally creates situations in which the ethnic diversity of presently "open" neighborhoods is endangered.

In the light of this, we sometimes suggest to white families that they may wish to consider moving into certain areas -- or to Negro families that they may wish to select housing inside or outside the Neighbors area -- where the most effective contribution to neighborhood stability and integration can be made.

At the same time, H.I.S. gives all prospects, whether Negro or white, information about all available housing which seems to meet their requirements. The Service will gladly assist prospective buyers if they want to live in the NI area or will be happy to refer them to another organization if they wish to live elsewhere. The prospects' preferences, and then the ability of buyer and seller to agree on a contract (usually with the services of a real estate dealer) determine whether or not a sale takes place.

When NI was organized, most real estate firms handling property

in the area were selling houses only to Negro families, actively stimulating white families to flee, and refusing to show houses to prospective white buyers who had not been deterred by real estate advertisements labelled "colored". This has necessitated an emphasis on "recruiting" white families.

In the four years it has been operated by volunteers (one at first, and now four,) H.I.S. has helped find houses for nearly 70 families, of whom 57 were white. In addition about a dozen Negro families have been assisted, a substantial proportion of all requests from this group.

In our effort to recruit white families, we have used a number of techniques. A few "spot" newspapers advertisements have had little success though with adequate funds this method might yield greater results. We have prepared an attractive brochure promoting the area and its facilities. (See "A Vital and Lovely Place to Live" in the Exhibits Packet.) This brochure has been distributed to many personnel offices and other places where persons new to Washington are likely to see it--the local newspaper offices, the District of Columbia and Federal government offices, labor unions, etc. Finally we have made a special effort to call the NI area to the attention of several hundred new Congressmen and appointees of the Kennedy administration. A sample copy of our letter follows.

METHODS USED IN STABILIZING A PORTION OF THE NEIGHBORS, INC. AREA

The 250-block area served by Neighbors, Inc. is really four distinct neighborhoods with different backgrounds and socio-economic levels, and to a degree, different attitudes and interests. They are Manor Park, Takoma, Brightwood, and Shepherd Park.

In October, 1961, a grant from a foundation made it possible for NI to employ one community organization specialist. As it was obviously impossible for one person to cover the entire NI area, the Board directed her to concentrate in the section where the real estate speculators were (and are) most active, namely, Shepherd Park.

Stabilization here is vitally important to the whole NI project. If the white families in Shepherd Park succumb to panic and flee, it is doubtful that stability can be achieved in the NI area.

Stability has both its greatest strategic value and probably its best chance here. According to the 1960 Census, the racial composition of Shepherd Park was 98% white and 2% non-white, while other census tracts ranged from 12% non-white to 52% or more. The Shepherd Park white population is significant factor in averaging out the proportion of non-whites in the entire NI area to about 25 to 30%.

But by the fall of 1961 Shepherd Park was showing the first signs of large-scale panic. This neighborhood contains the most expensive homes in the NI area and is located in the northern-most part of the District along the Maryland state line.

For the first time, NI was able to launch a concentrated counter-effort near the onset of panic, induced by tactics of the speculators.

The NI staff member worked intensively in a 40-block triangle where most of the houses for sale were located. The triangle, a portion of census tract 16 is bounded by three thoroughfares, Sixteenth Street and Alaska and Eastern Avenues, N.W. It houses not quite half the residents of census tract 16.

The program of fact finding, stabilizing, recruiting and developing a sense of community which were worked out in the Shepherd Park neighborhood illustrate the techniques which have been developed and would be applied in other neighborhoods by an augmented staff.

By a process of ringing innumerable doorbells, a system of "block hostesses" was set up. At a series of coffee-klatches, these hostesses talked through the problem of stabilization and developed an informal survey instrument. (See Items 1 and 2 attached.) It was not intended to be a scientific research tool, but rather a means of permitting the hostesses to ring their neighbors' doorbells without embarrassment and a device for acquiring necessary facts on neighborhood change to combat rumors and realtors.

Although the initial survey indicated that the non-white households in the triangle represented about 10% of the homes, the dissimination of the information collected was helpful because most white persons presumed that the increase had been far greater. (See Item 3 attached.)

There were also several by-products of the survey. It provided: 1) a list of potential workers for such forthcoming events as the Home and Garden Tour (see below); 2) advance notice to the Housing Information Service about property coming up for sale or rent; and 3) a channel for distributing information on the purposes of Neighbors, Inc.

It soon became apparent, as it had earlier in sections further south

in the NI area, that a focal point of unrest was the junior high school. The organizer spent considerable time interviewing the parents of children in that school. These parents were found to be less worried, however, than parents of sixth graders about to enter the junior high school. An attempt was made to bring together the parents of each group through a series of forums. (See "Schools Serving the Shepherd Park Area", and "Your Stake in Shepherd Park", Items 4 and 5, attached.)

Before the forum on schools took place, a questionnaire devised by the staff member and volunteers was circulated to the parents to secure information about the students and the parents' attitudes toward the neighborhood public schools. (See Items 6 and 7 attached.) Findings were sent to panel participants to help them plan their presentation. It was also during this period that the "American Democracy in Action" program was started at Paul Junior High. (See Appendix D)

Concurrent with the efforts of the NI staff member to keep white residents from fleeing, the Housing Information Service was busy helping "prospects" find houses in Shepherd Park and other NI neighborhoods.

Most of the white newcomers are active "intellectuals" who believe in the possibility of neighborhood integration and are willing to work for it. In many cases, they have moved here deliberately to involve their children in an integrated experience. Hopefully they will give NI a self-perpetuating base - the new families inducing their friends to move in, and they in turn attracting their friends in expanding circles.

Finally, our community organization specialist sought opportunities for old and new residents of both racial groups to get acquainted in living room meetings as well as at large forums and neighborhood activities.

In the District of Columbia, the Georgetown section annually holds the most illustrious of the traditional Washington home and garden tours. NI members wanted a similar yet different way to publicize their area.

Consequently a "Home and Garden Tour - With a Difference" was planned for May, 1962. (See Item 8, Program of Neighborhood Open House). About half the homes opened were owned by white families and half by Negroes. Some 400 persons from all over the metropolitan area turned out for the tour on a Sunday afternoon. Eighteen applied for help in finding housing and several eventually moved to the area.

One of the most significant results of all this activity is the bond of community which has developed among those participating. This serves as a major deterrent for many who otherwise would be tempted to move. Many new Negro families have also been welcomed in a natural way and immediately involved in some phase of the program.

The general efforts of NI and the concentrated work of the community organizer in the Shepherd Park area have showed results. On her first visit to this area in early October, 1961, she counted 44 "For Sale" signs. One year later, in October, 1962 only two signs were visible.

During that year (October, 1961 through October, 1962) housing turned over at the annual rate of 20%, which was not higher than for the District of Columbia taken as a whole or, to cite a second comparison, for the city of Chicago. Houses were sold equally to white and colored, that is one for one. This 50-50 ratio, oddly enough, was maintained almost by month by month and block by block.

These statistics are encouraging if one considers what the situation

probably would have been had the NI effort not been made. Nonetheless, if present rates of change continue, this triangle area will probably be 50% Negro in less than five years. Other parts of Shepherd Park would probably be strongly affected.

Another valuable result of the Shepherd Park work is the development of new leadership. Many persons have become active in various phases of NI's work - the Housing Information Service, the several standing committees of the organization, and the planning of special events such as NI's Neighborhood Open House last year and the Neighbors' Art and Book Festival, to be held this year.

Seldom, if ever, has there existed a better laboratory for experiment and documentation in the human relations of housing integration. The new members of Neighbors, Inc. in Shepherd Park, both white and Negro, are committed by word and deeds. If they lose the struggle here, the loss will be felt everywhere in metropolitan Washington.

CITATIONS AND COMMENDATIONS

Neighbors, Inc. has received three awards and two of its leaders have received four citations:

November, 1960 -- Metropolitan Washington Chapter, National Association of Social Workers:

"On the occasion of the 1960 Jane Addams Centennial Commemoration, the Metropolitan Washington Chapter, National Association of Social Workers, presents this commendation to Neighbors, Inc. for its laudable efforts as a grass roots organization of volunteers committed to helping relieve and eliminate racial pressures in a neighborhood of changing population. In only two years of operation it has completed an impressive list of accomplishments. It has brought about racial harmony in neighborhoods through cooperative education and action in the tradition of unity of all mankind exemplified by Jane Addams."

May, 1962 -- -- Capital Press Club, Award for Community Service.

June, 1962-- -- Upper Northwest Community Group Citation for Outstanding Community Service.

Marvin H. Caplan, founder and first president of Neighbors, Inc. has been the recipient of three citations for his work with the organization: B'nai Israel Men's Club, Washington Chapter of American Veterans Committee, and Omega Psi Phi Fraternity.

Margery T. Ware, Executive Director, received a citation for distinguished community service from the D.C. League of Women Voters in 1962.

Many favorable comments have been made about the work of Neighbors, Inc. by an impressive list of community leaders. A number of quotations are contained in an early promotional leaflet called "What They Say." (See Exhibit Packet)

Among the commendations received since publication of that leaflet are letters from:

President of Howard University
President Emeritus of Howard University
Associate Dean of Faculties, American University
Chairman, Public Utilities Commission
Chairman, D. C. Recreation Board
President, Catholic Interracial Council
Special Assistant to President Kennedy (Chester Bowles)
Superintendent of D.C. Schools
Chairman, Urban Renewal Council (and President, Acacia Mutual Life Insurance Company)
Executive Secretary, Washington Housing Association
Superintendent, Methodist East District

BOARD OF DIRECTORS AND OFFICERS - BRIEF BIOGRAPHICAL NOTES

President: Dr. Robert C. Good - Director, Office of Intelligence and Research for Africa, Department of State; formerly, Research Associate, Washington Center for Foreign Policy Research, Johns Hopkins University ; formerly, Executive Director, Carnegie Endowment Seminars in Diplomacy; and Coordinator of President Kennedy's Task Force on Africa; Ph. D., Yale University.

Rabbi A. Nathan Abramowitz - Spiritual Leader of Synagogue.

Mrs. Lewis K. Atkinson - Housewife, P.T.A. Vice President.

Rev. Harry L. Bennett - Clergyman; Chairman, Division of Human Relations and Economic Affairs, Baltimore Conference (Methodist).

Marvin H. Caplan - Journalist; President, National Capital Clearing House for Neighborhood Democracy; Founder and former President of NI.

Gilbert Diggs - Assistant principal, junior high school; active in Boy Scout work and Catholic organizations.

Samuel Grant - Government employee; P.T.A. president.

Dr. Lawrence Graves - Principal, junior high school; member, Commissioners' Youth Council.

Mrs. Eunice Grier - Staff Associate, Washington Center for Metropolitan Studies; Co-Author, Privately Developed Interracial Housing.

Dr. Clifford C. Ham - Professor of Church in Urban Development, Wesley Theological Seminary; formerly community organizer, Baltimore Urban Renewal and Housing Agency; Affiliate member, Commissioners' Urban Renewal Council.

Mrs. T. J. Hutchins - Substitute teacher, District of Columbia and Maryland public schools; Sunday School superintendent.

Rev. Donald D. M. Jones - Clergyman; Department Chairman, National Capital Area Council of Churches.

Father Patrick Kemp - Priest

Charles M. Rodgers - Captain, D. C. Department of Corrections; Executive Committee member, Federation of Civic Associations; Treasurer, Neighbors, Inc.

Mrs. Donald Slaiman - Costume designer; former vice-president, Detroit block organization in a "changing" neighborhood.

Warren K. Van Hook - Partner, pharmacy business; member, Business and Professional Men's Association; Vice-president, Neighbors, Inc.

Tighe Woods - Realtor; formerly Administrator of Federal Rent Control (Housing Expeditor under President Truman).

QUALIFICATIONS OF EXECUTIVE DIRECTOR

When Neighbors, Inc. opened an office, Margery T. Ware became the organization's first executive. She has had 12 years professional experience in community organization and intergroup relations work and five years as an executive, four of which have been with this organization.

Previous experience included:

One year in the mid-1940's as legislative representative for the National Council for a Permanent FEPC, organizing national support for fair employment legislation.

After a period of graduate study, Mrs. Ware joined the staff of the Washington Urban League as Assistant Executive Secretary and Community Organization Secretary. During the seven years she was there, she was responsible for program in the fields of education, recreation, health, housing and welfare. She was Acting Executive for one year.

In addition to B.A. and M.S. Degrees from Wellesley College, Mrs. Ware completed graduate course work and examinations at American University for a Masters Degree in Sociology.

She is a member of the following professional organizations:

National Association of Social Workers
Academy of Certified Social Workers
National Association of Intergroup Relations Officials
National Association of Housing and Intergroup Relations Officials (Potomac Chapter).

Mrs. Ware has given leadership and service in numerous community organizations. In 1962 the D. C. League of Women Voters gave her a citation for Distinguished Community Service. Among her past positions are:

President, D. C. Legislative Clearing House;
Chairman, Community Affairs Committee, National Association of Social Workers (Metropolitan Washington Chapter);
Executive Committee Member of the above organization;
Executive Committee Member, National Association of Housing and Redevelopment Officials (Potomac Chapter);
Member, Settlement House Development Committee, United Community Services;
Secretary and Board Member, National Association of Intergroup Relations Officials (Washington Chapter).

Presently she is:

Member, Board of Directors, National Capital Clearing House for Neighborhood Democracy;
Member, Board of Directors, Suburban Maryland Fair Housing, Inc.

The New York Times.

SUNDAY, FEBRUARY 7, 1960.

ENTRY OF NEGROES STUDIED IN CITIES

Report on 8 Areas Asserts Realty Values in All-White Sections Do Not Fall

NO PATTERN DETECTED

But Study Says Non-Whites Often Bring a Stability in Prices to Neighborhoods

By THOMAS W. ENNIS

The widespread belief that real estate values fall when non-whites enter a previously all-white neighborhood has been rejected in a study of neighborhoods in eight cities across the country.

The study's major finding is that the entry of non-whites into an all-white neighborhood was much more often associated with price improvement or stability than with price weakening.

No single or uniform pattern of nonwhite influence on property could be detected, the study says. Rather, what happens to prices when non-whites enter a neighborhood seems to depend on a variety of circumstances which may influence prices upward or downward, or leave them unaffected.

Factors Are Listed

The influencing factors, the study finds are the following:

¶The strength of the whites' desire to move out of a neighborhood when non-whites come in.

¶The strength of non-whites' desire to move in.

¶The willingness of white families to purchase property in a racially mixed neighborhood.

¶The choice of housing available to white families.

¶Housing available to non-whites.

¶Relative levels of home prices.

¶The state of business conditions.

¶The long-run trend of property values.

The study, called "Property Values and Race" has just been published by the University of California Press. It was written by Luigi Laurenti, who has taught economics at the University of California in Berkeley.

The study reports the findings of one phase of a broad investigation of housing problems involving minority racial and ethnic groups which is being conducted by the Commission on Race and Housing.

The commission, formed in 1955, is an independent citizens' group headed by Earl B. Schwulst, president and chairman of the Bowery Savings Bank of New York. The commission's work has been made possible by a grant from the Fund for the Republic. An earlier study on discrimination in housing, called "Where Shall We Live," attracted wide attention when it was published by the commission in 1958.

Eight Cities Studied

Much of the new report is based on Mr. Laurenti's own studies in San Francisco and Oakland, Calif., and Philadelphia. He also evaluates similar studies made independently of the commission in Chicago, Kansas City, Detroit and Portland, Ore.

In San Francisco the sale prices of 5,417 homes in twenty formerly all-white neighborhoods which underwent some degree of non-white entry were compiled.

The sale prices of 4,495 additional houses in nineteen closely comparable neighborhoods which remained all-white were also tabulated. Neighborhoods were selected to give as much diversity as possible in price class, degree of non-white occupancy and other factors.

The fluctuation of prices in neighborhoods entered by non-whites — the test areas — was compared with price changes in the matching all-white neighborhoods—the control areas in the study.

For each pair of neighborhoods two types of price comparisons were made. These were the relationship of test prices to control prices before and after nonwhite entry, and the relative change in test and control prices.

Study of the comparisons yielded the following conclusions:

¶ In 41 per cent of the comparisons, test prices stayed within 5 per cent of the control prices, indicating no significant difference in price behavior.

¶ In 44 per cent of the comparisons, test prices were relatively higher than control prices by margins of 5 to 26 per cent.

¶ In the remaining 15 per cent of the comparisons, test prices were lower than control prices by margins of 5 to 9 per cent.

Relationships Varied

From the date of the first non-white entry at the beginning of the study period in 1943, 59 per cent of the comparisons showed larger percentage increases for test prices than for control prices. The remaining 41 per cent showed larger increases for control prices.

Neither the price class of the test neighborhood nor its percentage of non-white occupancy showed any steady relationship to the observed price movement. All ranges of price and non-white occupancy displayed both superior and inferior test price behavior as compared with control prices.

Mr. Laurenti concludes that price changes which can be connected with the fact of non-white entry are not uniform, as often alleged, but diverse. Depending on circumstances, racial change in a neighborhood may be depressing or it may be stimulating to real estate prices and in varying degrees.

The study finds that the odds are about four to one that house prices in a neighborhood entered by non-whites will keep up with or exceed prices in a comparable all-white area, particularly in a period of rising property values.

An analysis of mortgage financing data in the San Francisco area revealed the following:

¶Almost as many non-white buyers purchased for cash, plus a first mortgage, as did whites (48 per cent as against 53 per cent).

¶Resort to second mortgages was about the same for non-whites and whites—two out of five nonwhite buyers, two out of six white buyers.

¶For non-whites, cash down payments were 17 to 25 per cent less than those made by white buyers.

¶First mortgages extended to non-whites were as large or larger than those granted to whites, and involved the same loan-price ratios.

¶Recorded interest rates were the same for non-whites as for whites.

The findings for San Francisco, Oakland and Philadelphia are generally consistent with the neighborhood studies in Chicago, Kansas City, Detroit and Portland.

Demand Is Important

The study notes that discussions of race and property values assume that the demand for housing in racially mixed neighborhoods must come entirely, or almost entirely, from non-whites—that few if any whites will consider buying property in such areas.

This doubtless has been true in the past, the study says, and it means that the effect of racial changes in a neighborhood on property values depends basically on how rapidly white families dispose of their houses when demand on the part of non-whites appears.

The major threat to prices seems to be a too sudden and large addition to the neighborhood supply of housing available to non-whites.

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DESEGREGATION . . . A Community Design

PHILADELPHIA, 1960—By GEORGE SCHERMER

The following article is reprinted from the **ADA NEWS** *of July, 1960.*

Should Philadelphia attempt racial desegregation? Can it be done? Is it worth doing? How big a job is it? When will the time be right to begin?

Those Philadelphians who pride themselves as liberals may consider such questions impertinent. "Of course," they answer, "Integration is now the official policy of the land. The U. S. Supreme Court has declared racial segregation to be unconstitutional. All that is necessary is to implement the decision. The process is going on now. We will need a fair housing practices law. Once we get such a law it will just be a matter of time. As to whether it is worth doing, why raise the question? Integration is inevitable. It cannot be prevented."

In a superficial sense, these answers are correct. Some integration is inevitable. Exclusion on the basis of color, ethnic origin or religion is outlawed in employment, public education and public accommodations. It has been reduced to nominal proportions in higher education. While exclusion continues to be lawful in all private housing operations in Pennsylvania, there are hopeful indications that an effective fair housing practices law will be adopted in the next session of the State Legislature. Admittedly, a very large part of the Pennsylvania citizenry is apathetic on the issue, and considerable opposition prevails. However, the forces supporting such a law are vocal and appear to have the support from the large city political organizations. They have the tactical benefit of both the pivotal value of the Negro vote and weight of the moral and religious forces on their side. If the supporting forces will mobilize their forces now and generate every possible ounce of effort, a Fair Housing Practices Law in 1961 seems attainable.

THE EFFECT OF LAWS

It will be a fact, then, that so far as law and public policy are concerned discrimination and exclusion will be doomed. Within a few years hence the Negro family that has the necessary resources, courage, determination and emotional stamina will have the support of law in breaking away from segregation.

The question then will be: How much motivation will be required of the Negro family and how many Negro families will possess the financial resources and motivation indicated? These questions have been given little consideration by even the most ardent integrationists, either white or Negro.

Thus far the issues have been those of principle, morality and justice. Many a Negro spokesman has said, "We Negroes really aren't interested in associating with white people. We just don't want to be excluded. We want to know that we can enter a given place if we choose to." Many liberally oriented white spokesmen have said, "I think 'they' should have equal opportunity, they shouldn't be excluded, but they should not force themselves or be forced upon us."

Thus, there appears to be considerable distinction in men's minds between the absence of discrimination and exclusion on one hand and affirmative measures to implement integration on the other.

MIDDLE CLASS LIBERALS

Due notice should be taken of the growing group of middle class liberals who are uncomfortable about living in an exclusive community. They would like to have integration on their own terms. These people may or may not subscribe to racial quotas in principle, but the integration they seek is not attainable without them. "I want my child to have the experience of knowing Negro children as schoolmates and equals" they say, "but I do not want my child to be in the minority. I want to be sure that the standards of the school will remain high and that the social standards of the Negro families will be equal

to our own." Since these conditions cannot be guaranteed in the areas where racial transition occurs, and most such people are insufficiently committed to devote the time, effort and capital necessary to create an "intentional" community of their own, little comes of their avowedly liberal attitudes.

However, a few creditable demonstrations of the controlled, "intentional" communities are in evidence. Morris Milgram and George Otto have produced Concord Park and Greenbelt Knoll in the Philadelphia community. Modern Community Developers, founded by Milgram, is an investment corporation committed to underwriting similar developments in any part of the nation. George and Eunice Grier, in a publication entitled Privately Developed Interracial Housing, record a total of fifty integrated developments around the Nation, totalling some 8,000 dwellings. Some appear highly successful, others are shaky.

NEIGHBORHOOD ASSOCIATIONS

There has been considerable national attention given to the many efforts to stabilize the racially changing neighborhood. Teaneck, New Jersey; Hyde Park in Chicago; the Ashburton neighborhood in Baltimore; Russell Woods in Detroit are illustrations. In Philadelphia, Strawberry Mansion, Sedgewick Neighbors, West Mt. Airy Neighbors and Garden Court Association are just a few of groups that have tried, or are trying, to stem the tide of total change. The formula is fairly standard--a racially inclusive neighborhood association is formed; neighbors candidly and mutually avow an intention to maintain a balanced, integrated residential pattern; the white residents pledge themselves not to flee; various techniques are employed to combat exploitive real estate practices.

These efforts have often succeeded in reducing panic and flight. The whites move out more slowly. There is less dumping of property on the market at sacrifice prices. With less panic selling, the sellers and brokers are more selective of their Negro buyers. A more stable, better quality Negro neighborhood is assured.

However, the neighborhood associations have no control over sales as in the cooperative type community. Few, to date, have sustained an affirmative sales campaign to attract white buyers after a number of Negroes have moved in. Most such efforts have been carried on in neighborhoods which are contiguous to and under pressure from nearby segregated areas. It is doubtful that those changing neighborhoods which constitute the expanding "edge of the ghetto" can be permanently integrated if the larger house market remains restricted.

POWELTON VILLAGE

Powelton Village represents a movement of somewhat different character. There, it might be said, a new neighborhood is taking shape, displacing one that had gone rather far toward decay. This inclusive neighborhood exercises no legal control over sales. However, a corporation with rather impressive capitalization is engaged in buying, renovating, selling and managing properties. The neighborhood enjoys a favorable geographical location. The corporation and neighborhood leadership have conducted an impressive public relations and sales campaign. While strictly inclusive and non-quota oriented, it has succeeded in attracting an impressive number of white families into an area that had been predominantly Negro.

These various efforts to promote racially inclusive neighborhoods are entirely laudable and should be given every possible encouragement. At the least, they serve as a means of demonstrating techniques for integration. Some of them may be sustained as permanent islands of integration; cornerstones for the broader integrated society which may possibly lie around the corner of the future.

Creditable as they are, it would be folly to suggest that these mark the beginning of the end of segregation. The fact is that, residentially speaking, Philadelphia, like every other large metropolitan area in the country, is becoming more segregated every year. With residential segregation goes de facto segregation in the public schools, segregated playgrounds and racially self-conscious cultural, civic and political organizations.

Few, indeed, have tried to comprehend the situation in its full dimensions. Most people simply ignore the situation or seek to escape it. Others, too alert and responsible to ignore so pressing a concern, nonetheless,are content with token achievements, with serving on a committee, or devoting an occasional program of their organization to a discussion on civil rights.

POPULATION TRENDS

Here, in a few paragraphs, is an attempt to outline the Philadelphia situation in its full dimensions.

The population of the Philadelphia metropolitan area is growing steadily at a rate just a little

slower than the rate of growth for the nation as a whole. (The national rate has been estimated at 16% for the 1950-60 decade, while the Philadelphia metropolitan area rate appears to have been about 13%.) However, all the growth occurs outside Philadelphia city. The City's population has remained static in numbers since 1930. (It lost during the thirties, gained six percent during the forties, but preliminary 1960 census reports indicate that it is back to where it was thirty years ago.) The metropolitan population exclusive of the city has gained an estimated eighty percent since 1930.

Half of the metropolitan area population now lives outside the City. Ninety-two percent of this suburban population is white. All but an infinitesimal part of the suburban non-white increase has occurred in those tight islands of suburban segregation found in such communities as Chester, Camden, Darby Township, Yeadon, etc.

There has been a net out-migration of whites from Philadelphia to the suburbs for at least forty years.* This net out-migration was close to 110,000 during the "twenties" and about 90,000 each during the "thirties" and "forties". While the Philadelphia white population had remained static in numbers from 1930 until 1950, it appears certain that there has been a decline in actual numbers between 1950 and 1960

The Philadelphia white population is considerably older than the Negro population. This is because migrant populations tend to be young. Those were young Negroes who migrated to Philadelphia in the 1940's. They, in turn, have established families and are now of child-rearing age. It was also the younger white people of child-rearing age that sought the new housing in suburbia. A disproportionate share of the metropolitan area white children are growing up in the suburbs. As time goes on, the Philadelphia city white population will become more and more adult. At present about eighty percent of the Negro children of the area are growing up inside the City, while at least sixty percent of the white children are growing up in the suburbs. Unless drastic changes occur the ratio of white children within the City will continue to decline.

CITY SEGREGATION

However, these trends toward white and Negro concentration are not a simple urban, suburban phenomenon. Within the city itself, the pattern of segregation is being maintained with almost equal rigidity. As of 1956, 84% of all non-whites in Philadelphia lived south of Lehigh Avenue, north of Snyder, between the two rivers and in West Philadelphia between Baltimore and Lancaster Avenues. The entire area north of Lehigh Avenue and east of Broad Street contains less than two percent of the City's Negroes and has shown only infinitesimal gains in non-white population since 1950 while the white population in that area had gained by more than fifty thousand persons. During a twenty-year period, 1940 to 1960, the non-white population of Philadelphia increased by an estimated 265,000 (approximately 100%). During that same period, eleven wards of the City having only nominal non-white populations to begin with, have shown practically no non-white increase at all, while their white population increased by approximately 125,000.

This pattern of residential segregation is reflected in the City's schools. In 1956, 26% of the elementary schools were 80% or more Negro in attendance, while 51% were 80% or more white in attendance. The annual trend is toward an increase in the predominantly Negro schools.

NEGRO POPULATION GROWTH

In all this, it is important to keep in mind that the relative increase in the number of Negroes in the metropolitan area is by no means overwhelming. Negroes constituted about 9.5% of the total population in 1930 and are estimated to be no more than 15% in 1960. Dr. William Wheaton, at the Institute of Urban Studies, has worked out projections indicating that the ratio should level off to 20% by 1980. The present ratio of one Negro family to six white families, if evenly distributed throughout the area, would fall well short of what Dr. Morton Grodzins calls the "tipping point" of a neighborhood.

It is the fact that the Negro population is so heavily concentrated into a pattern of massive segregation and that the process of segregation continues that presents the problem. Pending more exact information from the 1960 census, it may be estimated that about 4600 additional Negro households are formed in the metropolitan area annually. Eighty percent of these are added to the City population, and all but a tiny number find their homes in those areas which mark the expanding "edge of the ghetto". Perhaps six times as many additional white households are formed annually and nearly all of them, in addition to the 4,000 or so displaced by Negro families, are established in the restricted

*A net out-migration is indicated if the population figure at the end of a period is less than the figure at the beginning plus births and minus deaths. A city population may show an actual increase in numbers and still reflect a net out-migration.

white areas of the city and suburbs.

If the metropolitan area were to somehow check the process of segregation--that is, even if the present patterns of concentration were to be preserved and only the additional Negro families located into a decentralized pattern, not less than 4600 Negro families annually would have to find homes in predominantly white neighborhoods. If the greater Philadelphia community were to plan for total desegregation within 40 years, it would be necessary to step the rate up to approximately 8,000 families per year and to somehow attract 3400 white families annually into the presently predominantly Negro neighborhoods. (These figures do not take into account the relocation required to provide for urban renewal, highway development and the like. The forty year goal has been suggested here because the City Planning Commission has suggested that its new comprehensive plan could be realized in that span of time.)

MOTIVATION FOR DESEGREGATION

Is there any possibility that the process can be geared up to such proportions? This question brings us back to the two questions raised above. How much motivation will be required of the Negro family and how many have what it takes?

The answer to the first will be found in the white community. Assuming that a fair housing practices law is put in force before 1962 and that the right to purchase or rent a home regardless of color or ancestry is guaranteed by law, how hard or how easy will the managers of the housing market and the residents of established white neighborhoods make the process? Experience to date with the Fair Employment Law indicates that while the law is an extremely useful device, few people are likely to assert their rights under the law in the face of opposition or discouragement. The law can prohibit a seller or agent from refusing to sell, but it is less likely that it will cause them to affirmatively merchandise their product in a manner they consider contrary to their best interests. At present, the operators of the housing industry are in the habit of merchandising their product to whites only except in those neighborhoods where white buyers are slow, in which case they merchandise with equal vigor to non-whites. It appears obvious that significant incentives to merchandising housing to whites and Negroes alike must be found or the industry will drag its feet in every way it can.

DO NEGROES WANT INTEGRATION?

The answer to the second question will be found within the Negro population. How much do Negroes want integration? Again, assume that so far as the law is concerned, the barriers are down; that for a number of years to come the Negro who seeks a home not specifically offered for Negro occupancy will receive a cool reception; and that realty agents are actively seeking his patronage in the "changing areas"--the edge of the expanding ghetto. How actively will the Negro buyer resist the latter and seek the former?

There is little experience upon which to base an answer. Morris Milgram learned that when he offered houses for sale in an integrated development, prospective Negro customers flocked in at such a rate he had to establish quota controls to prevent the development from becoming all Negro. Levittown is only a short distance away. Four additional Negro families have moved in there without a ripple of resistance after the demonstrations against William Meyers, Jr., in 1957. Several hundred houses forfeited to the Veterans Administration have been for sale there. Legally, the VA cannot refuse to sell those houses to a qualified buyer regardless of race. The houses are listed with private brokers who, no doubt, seek white customers and avoid Negro prospects. However, Negroes would have little difficulty buying those houses if they were financially competent and reasonably persistent about it. The evidence shows that few Negroes are that strongly motivated.

IMPACT OF MERCHANDISING

The preponderant evidence of the moment suggests that Negroes and whites alike are influenced more by merchandising techniques than by concerns for integration. It is a fair guess that the law alone will not greatly alter marketing habits. A fair housing practices law is essential to any program for integration, but by itself it is likely to produce no more than a token process. Unless there are affirmative programs to encourage Negro families to leave the protection of the ghetto, only the most strongly motivated will assume the role of the pioneer.

This brings us to another of the questions raised at the beginning of this article. Is integration really worth while? Admitting that overt exclusion is wrong and granting Negroes the right to get the homes of their choice if they want to go through the trouble, what is wrong with segregation if the majority of the population prefers it or suffers too much inertia to do anything about it? Is segregation,

per se, wrong or bad if it is not imposed?

EFFECTS OF SEGREGATION

Dr. Kenneth Clark, of City College, New York, indicates that segregation, not just exclusion, is psychologically damaging to the person. GAP, the Group for Advancement of Psychiatry, in The Psychiatric Aspects of Desegregation come to the same conclusion. In a pamphlet, From Color Blind to Color Conscious (American Jewish Congress) disparities in achievement drives between white and Negro children are laid to lower morale produced by segregation. Dr. Morton Grodzin in The Metropolitan Area as a Racial Problem lists a long series of urban ills as products of segregation. He holds that the massive pattern of present day urban segregation causes serious injury to the City, but believes that numerous small concentrations scattered throughout the metropolitan area would be both wholesome and more feasible than total integration.

Unquestionably, the preponderance of documented evidence indicates that segregation, per se, in addition to the overt act of exclusion, is an injury upon the person and upon society and detrimental to the public welfare.

If this is true, it becomes incumbent upon organized society, the political, governmental, educational, business, labor and religious institutions to launch a program of sufficient dimensions and power to do the complete job. Partial measures to encourage some token integration while the major part of the Negro population remains segregated will not be enough. Stupendous as the job may seem, the problems of coping with continued segregation are even greater.

No plan for long range, total desegregation in a large metropolitan area has even been devised anywhere in the Nation. The emphasis to date has been upon guaranteeing equal rights and opportunities under the law. This has been an essential first step. The New York City Board of Education has approved a plan for affirmative desegregation of the schools, which has received only nominal implementation. Dr. Morton Grodzin, in the monograph mentioned above, and Oscar Handlin, in The Newcomers, have attempted a broad treatment of the subject. Beyond these there is little in the literature or in action that can be classed as an attempt at a comprehensive look at the total problem.

TIME TABLE

A forty year time table has been suggested above only because it ties in with the City Planning Commission's time table for realization of the comprehensive plan. There is nothing magic about this number and the time table could be shortened or stretched out. It is highly doubtful that the forty year tempo could be realized in the first five years. If it were, a total of 40,000 Negro families would have been desegregated by 1965 and 17,000 white families would have been attracted into the central areas of the City. Realistically speaking, the beginning will be much slower and the tempo twenty years from now would have to be much greater.

Some of the terminology used above mav cause the reader to recoil. It may smack of manipulation; of moving people as pawns; of public management of private affairs. "Social engineering" has an ominous sound. This language has been necessary to convey the dimensions of the problem. The actual programming will have to be in accord with democratic principles, a free and open housing market, and freedom of choice. Law and the machinery of government will be required to guarantee equal opportunity; to supply fiscal incentives for open market operations by the housing industry and to underwrite the costs of research and education. However, law and government alone will never succeed. There will have to be a popular sentiment and organized civic movements reaching the proportions of a sustained crusade.

While the core of the problem and the measure of success lie in residential desegregation, the program must be broad and comprehensive, involving almost every aspect of community life. Many of the elements required will seem to have little direct relationship to the issue of racial segregation, yet failure in those elements will spell failure on the integration front.

A 16 POINT PROGRAM FOR PHILADELPHIA

Following is a partial list of the requirements for a long range, comprehensive process of desegregation in depth:

1. A public education system adequately financed and realistically oriented to meeting the educational needs of the entire population, including the needs of the culturally deprived, so that Negro children and young people will be as well prepared as, and capable of competing with, whites for jobs and professions. This includes affirmatively realistic guidance to enable the Negro youth to cope with subtle practices of discrimination.

2. City colleges or a system of publicly financed scholarships to enable all persons regardless of income status to obtain higher education in accordance with ability and merit.
3. A metropolitan economy geared to supplying job opportunity for the entire population. This means aggressive encouragement to industry and commerce.
4. Publicly sponsored training programs either under public education or within industry, or both, to develop within the Philadelphia area population the skills essential to the economy. Equal opportunity to gain the training must be guaranteed by law and in practice.
5. Full implementation of the fair employment laws plus greatly accelerated educational programs to promote genuine equality of economic opportunity and to develop the motivation and incentives for vigorous competition for jobs and higher skills on the basis of merit. Negroes must become economically enabled to compete for housing on the same basis as whites.
6. Leadership training programs for all citizens including Negroes, geared in with affirmative measures to include Negroes on executive and managing boards of business, civic, health and welfare and educational institutions.
7. A statewide fair housing practices law effectively administered in both the suburban areas and in the City.
8. Substantially increased appropriations to both the city and state commissions on human relations (or by whatever name the state commission will be known) for research and education. The present research and education program of the Philadelphia Commission on Human Relations contains most of the necessary elements in microcosm, but needs to be greatly expanded at both the local and regional level.
9. Conscious commitment and imaginative planning by urban renewal authorities so that the urban renewal program will be a major instrument for creating well balanced, cosmopolitan neighborhoods in the central city. Redeveloped areas must provide housing and neighborhood facilities of such quality as to be fully competitive with suburban living and so priced and financed that white and Negro alike will be attracted to live there.
10. Advancement of central city shopping, educational, cultural, recreational, amusement and sports facilities and programs to make the central city area a highly desirable place for living.
11. Amendments to Federal housing legislation providing for fiscal incentives to home builders and to the housing industry generally to affirmatively merchandise their housing developments on an open market basis.
12. Federal or state financial aids to neighborhood conservation and rehabilitation programs, including fiscal encouragement to cooperative non-profit neighborhood corporations operating on racially inclusive principles.
13. Civic organization support for the desegregation program per se and for all of the above. Such support should be both on a broad basis and in depth. Business, industrial and trade associations, labor, fraternal, veterans and women's organizations should set up committees to study the issues of racial segregation and integration and to recommend appropriate actions for their organizations.
14. Religious groups of all faiths should continue to examine their respective policies and practices and to challenge their members to do the same in their personal affairs and behavior.
15. Privately organized and financed intergroup agencies such as Fellowship Commission, Fellowship House and the National Conference of Christians and Jews need to be strengthened in terms of membership, fiscal support and effective program.
16. The Negro community, through its own institutions and press, must decide whether it is really interested in affirmative programs for desegregation or whether it aspires primarily to greater opportunity and better living conditions, letting the chips of segregation fall where they will. If the decision is in favor of affirmative desegregation, there must be a readiness to implement it in terms of increased emphasis upon training, constant probing for new opportunities, risk-taking and pioneering for jobs, business opportunities and for homes in areas well removed from the existing racial ghettos.

If the above sixteen point program seems overwhelming in its proportions, it should be recognized that at least ten of the sixteen are essential to a good community whether there is to be an affirmative

program for desegregation or not. The ones that represent the greatest problems in terms of law, new legislation and governmental expenditures are included in those ten. While a fair housing practices law will be a significant and important step, and the appropriations required for increased operations of local and state human relations agencies are essential, neither one presents a monumental hurdle or a large financial burden as compared with the proposals for adequate public education, higher education, urban renewal, center city redevelopment, industrial growth, manpower training and the like. The principal challenge on the integration front is that of making up the public mind, of keeping the issues under constant, intensive examination and discussion.

CONCLUSION

The timid should be reminded that the Negro population of Greater Philadelphia will grow just as fast with or without integration. If Philadelphia is prosperous the population will grow faster, including the Negro population. To reduce the rate of population growth Philadelphia must starve its industry, which it will not consciously do, although it may do so inadvertently. The growing Negro population will have to find its housing either through integration into the general house market or by displacing white people from areas contiguous to the growing ghetto. If Negroes continue to get their homes primarily by displacing whites as the ghetto is pushed out, both the whites displaced and the Negroes will be resentful of each other and will view each other as enemies. If an open market becomes the rule and the boundary lines between white and Negro neighborhoods fade away, the resentment and hostility must certainly decline.

There is one persistent fear that chills the hearts of most white people when they contemplate a racially integrated neighborhood. They agree that there are many Negro families whom they would welcome as neighbors. But they point to those Negro families who are impoverished and exhibit lower or different living standards and disorganized behavior. "We do not want that kind of neighbor, regardless of color," they say. They can be reassured that that kind cannot afford to purchase good quality homes and are unlikely to depart from the shelter of the racial ghetto. Only those Negro families who are economically, culturally and socially prepared will elect to live in an integrated neighborhood. How many such Negro families are there and will there be? A good many more than the machinery of the housing market is likely to serve on a desegregated basis in the immediate future. If the above program is implemented, the Negro population will make ready as fast as the community at large makes ready to accept them.

Is the public ready to have such a program imposed upon it? No, the public will never be ready to have it imposed. But, the public has no choice other than to face the issue and to make its own decisions, wise or otherwise. It is the responsibility of the human relations agencies and civic organizations to present the issues and to suggest the solutions.

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SELECTED CENSUS TRACT DATA - 1960 - Population Change

TRACT NO.	TOTAL POP. 1950	% CHANGE TO 1960	INCR. # NEGROES 1960	% of change ~~INCR.~~ NEGROES	% NEGROES 1950	POINTS OF DIFFERENCE 1950-60	% NEGROES 1960
N. of Ga.							
25	9,009	2.2	6,195	779	8.8	67.1	75.9
20	7,679	-2.0	2,920	1,986	1.9	38.8	40.7
18	8,823	5.2	815	213	4.0	8.6	12.6
16	4,686	16.5	- 6	- 5	2.6	- .5	2.1
W. of Ga.							
24	5,543	-0.8	4,091	667	11.1	74.5	85.6
23	6,247	4.9	3,395	968	6.2	51.7	57.9
22	8,889	6.6	5,451	12,702	0.6	67.0	67.6
21	13,147	4.6	8,450	7,042	0.9	61.4	62.3
19	8,598	-0.8	4,437	11,676	0.4	52.0	52.4
17	6,845	-14.2	964	810	1.4	16.7	18.4
D.C. Rank Order							
(1) 94	5,826	3.2	4,135	51,687	0.1	68.8	68.8
(2)-22	8,889	6.6	5,451	12,702	0.6	67.0	67.6
(3)-19	8,598	-0.8	4,437	11,676	0.4	52.0	52.4
(4)-91	9,005	7.9	5,320	7,824	0.8	54.7	55.5
(5)-21	13,147	4.6	8,450	7,042	0.9	61.4	62.3
(6)-95	16,945	58.9	9,578	4,041	1.4	34.4	35.8

Urban Planning Project

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THE GHETTO MAKERS . . *by Jack Rothman*

MEET A GROUP of ugly Americans you probably don't know—the "Ghetto Makers." They are found primarily in the real-estate and money-lending worlds and their stock in trade is racism for a profit. These are the men who control and manipulate the housing market in integrated areas of our cities. They specialize in panic salesmanship—the rumor, the racial argument, the prejudicial insinuation. They engage in a variety of pernicious financial practices, both legal and extra-legal, taking the Negro home-buyer for a ride in the process. Through their pressure-cooker tactics, whole neighborhoods are induced to change from white to colored—and segregated—in short order, and at great cost in human terms.

Racially changing neighborhoods have in recent years reached widespread and troubling proportions. Almost every city-dweller can call to mind some neighborhood that was transformed almost overnight from a solidly white to a solidly Negro district. Such rapid dislocation stirs up a torrent of intergroup tensions and a welter of social and welfare problems. And this is a problem that holds geography in disregard; it is as much prevalent and malevolent in the North as in the South.

One of the chief causes of rapid neighborhood change (and consequently of residential segregation) is the presence of prejudice in so many of our white citizens. No sooner does the first Negro family move into a white area than large numbers of whites move out. But this prejudice constitutes only the most obvious starting point in attempting to understand the dynamics of the change pattern. What is less known is that in addition to this "spontaneous" process, there are purposeful, efficiently organized "unspontaneous" influences at work — the Ghetto Makers, who consciously trigger off these personal predispositions and channel them into large-scale movements. These Ghetto Makers play at least as large a part in fostering segregation as do public attitudes, and their role needs to be laid bare and understood if we are ever to make headway in coping with the problem.

JACK ROTHMAN, social psychologist and social worker, teaches at the Graduate School of Social Work of the University of Pittsburgh.

Standing at their head are a core of unethical or prejudiced real-estate brokers. In the course of directing an experimental citizens' project aimed at stabilizing a racially changing neighborhood, I had a chance to observe a representative group of these brokers at first hand. The project, sponsored by the community planning division of the New York City Youth Board, was centered in the middle-class residential community of Springfield Gardens in the Borough of Queens.

The brokers I observed seemed to fall into two categories which may be described as the "block-busters" and the "lily-whiters." The block-busters are the more deliberately destructive. Once a Negro somehow manages to move into a white neighborhood, these brokers make their entrance and work over the area. Through house-to-house canvassing, relentless telephone solicitation, use of the mails and by various other means, they create an atmosphere of panic in the neighborhood and high-pressure the white residents into selling. They open up one block at a time, saturating block A with Negroes and then going on to block B. "Do you want your kids to play with colored kids?" goes their sales talk. "Do you want to be the last white family left on the block? Do you want to lose a fortune on your house?" Characteristically, they approach a home owner with a cash offer and the (often fallacious) news that Mrs. Jones down the street is selling to a Negro family. Emphasis is placed on the urgency of selling immediately, before the value of the house nose-dives. Occasionally "decoys," such as a Negro woman wheeling a baby carriage, are paraded up and down the street to set the proper psychological climate.

FOR the realty salesman, the wholesale turnover of an entire area is a happy and enormously profitable prospect. By panicking home owners, the broker can pocket an even greater return by entering the market he is manipulating, buying low and selling high. Negro brokers as well as white avail themselves of the block-busting technique; actually, the Negro brokers are even more insidious, since they are so heavily relied on by their Negro clients.

The block-busting real-estate men show homes in integrated districts such as Springfield Gardens only to prospective Negro buyers; I have known them deliberately to turn down prospective white buyers. For them the steady and total segregation of the neighborhood is a desirable goal.

MEANWHILE the other real-estate brokers, the lily-whiters, are operating in white areas adjacent to the changing community. Their clientele is usually entirely white. I saw them operating in Laurelton, adjacent to Springfield Gardens. If these Laurelton brokers had made an effort to show homes in contiguous integrated areas to their clients (as indeed had been their custom prior to integration), there would have been a greater possibility of counterbalancing the influence of the block-busters and maintaining a racially mixed community. However, we found that these lily-white brokers consistently failed to show homes in these areas to white clients, and turned down listings from Springfield Gardens which were offered to them. Just a few Negro families in an area marked it off-limits to these brokers for showing homes to white buyers. Their reasons for taking this position range from their own conscious or unconscious prejudices ("What decent person would want to live in that area anyway?")* to realistic economic considerations (it takes less time and effort to place the average white buyer in a white community than in an integrated one; and time is money).

Because of the extensive activity in the integrated areas of the block-busters and the abandonment of the areas by the lily-whiters, each time a house is placed on the market it is sold to a Negro family. This results usually in a gradual and unswerving rise in the percentage of Negro residents in a given community.

BANKS and lending institutions also play their unsavory part in this operation. They not only make it difficult for non-whites to obtain a mortgage when they attempt to buy in a white area; they also discriminate against whites who want to buy in a changing neighborhood. The banks take the view that a white individual who moves into a mixed area will soon find himself part of a small minority and will consequently move out within a short period of time, thus diminishing the duration of the loan. In one case, our committee had to contact a dozen banks before the enlightened Bowery Savings in downtown Manhattan agreed to make a loan to a financially solid white family.

Advertising in the Negro press is still another facet of Ghetto Making. Extensive and dramatic advertising directed at the Negro community is placed by brokers who specialize in changing communities. Brokers located in the major districts of Negro settlements like Harlem, and Bedford-Stuyvesant in Brooklyn, play up these areas with gigantic signs, flyleafs, etc. Since often such locations are the only sources of decent residential property for Negroes, this activity is entirely understandable. It tends, however, to make more difficult the process of orderly neighborhood change, and to foster segregation.

In advertisements in the Negro press (placed by both white and Negro brokers), one detects a pattern of unethical, even fraudulent, practices. Homes are advertised at unrealistically low prices to attract naive purchasers. Example of a typical ad:

> Magnificent home, $29.00 a month pays all. Detached 2-family, plus a rentable 3-room basement apartment. Really living rent free. Situated in a tremendous garden plot. Modern kitchen, Cadillac-size garage, automatic heat, three bedrooms and extras galore. $890.00 down.

When a Negro teacher acquaint-

*In one instance a white woman who was moving for reasons of health called one of these brokers specifically because she wanted to see racial balance kept in the community—even though she knew it would be more difficult to sell her home to a white person and that it might take a longer period of time. The broker turned her listing down cold. "Nobody but white trash would want to live in that neighborhood," was his caustic comment. This is in an "enlightened" Northern city.

ance of mine responded to such an ad, he was first told the property was located in an isolated swamp area near Idlewild International Airport and that he wouldn't really be interested in it. Later the broker admitted that the ad was a "come on." The objective is to entice the prospective buyer into the office by any suitable means at hand. Then an attempt is made to sell him a more expensive home.

The uninformed buyer is encouraged to overcrowd the house by using the attic and basement to take in roomers, boarders, foster children, etc., often in direct violation of existing housing ordinances. This tends to attract to a middle-class area large numbers of working-class families—which in turn causes a stampede of the remaining middle-class white families from the area. It also disheartens middle-class Negro families who, in the usual sequence of events, are the first to enter an all-white neighborhood, seeking a community of middle-class character. Most brokers who speak loftily of "neighborhood homogeneity" when it comes to keeping a neighborhood white, do not at all respect the concept of a homogeneous *middle-class* neighborhood when applied to Negroes. They willingly inject lower-class and "problematic" elements into an evolving middle-class Negro or interracial community, thus thwarting the efforts of colored teachers, doctors, lawyers and businessmen to enjoy the benefits of a reasonable standard of community living for themselves and their children.

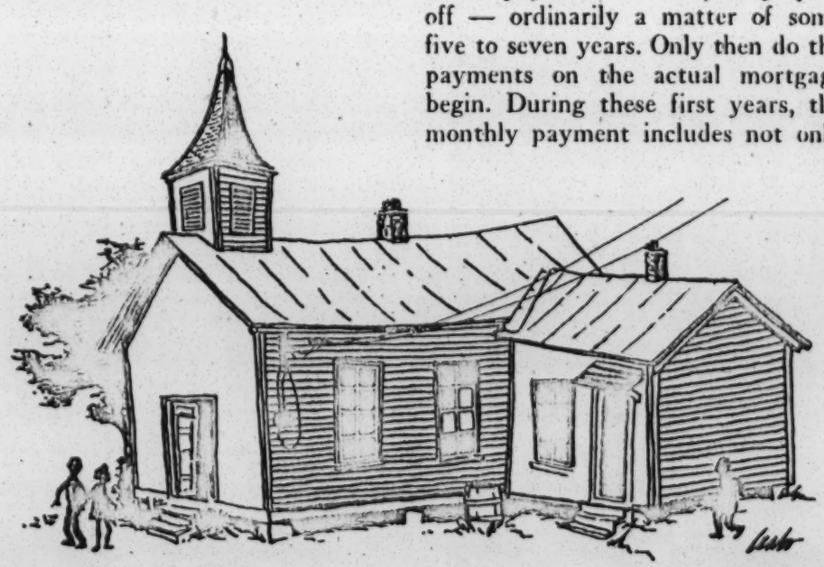
As people who cannot afford payment for homes are deliberately enticed into brokers' offices, funding companies associated with the brokers make loans through devious and highly questionable financing methods. The result is that the purchasers are led into debt over their heads and find it necessary to overcrowd their homes for extra income. Again, a middle-class area tends to break down into a segregated slum.

On one occasion, members of the citizens' committee with which I was associated visited the publisher of one of the country's largest Negro dailies to call to his attention how some brokers were using the classified pages for their own ends—ends which we found wholly incompatible with the well-being of the Negro people. The approach we used was a friendly, interested, tactful one. Our delegation, an interracial group, was shocked at the cold, unsympathetic, even cynical reception we received from the publisher. A newspaper, we were told, is in the business of reporting news and bringing in an income. It is not a social-welfare institution. The use made of its want-ad columns is not the concern of the newspaper so long as the wording of ads does not violate existing laws. Any interference with the manner of advertising, the publisher informed us, would be an affront to the "free enterprise system." Ghetto Making for profit, it would appear, operates on both sides of the color line.

THE intricate financial machinations of the Ghetto Makers could make up a field of study in its own right. I will describe here only techniques I personally witnessed in the project area. Similar techniques, with appropriate local adaptations, have been put into effect in communities across the country and have been amply documented in the recent multivolume survey of the Commission on Race and Housing, sponsored by The Fund for the Republic (University of California Press, 1960).

In the Queens instance, funding companies affiliated with brokers required a large number of "points" to complete the purchase of a home. Each point is 1 per cent of the mortgage (for example, $150 on a $15,000 mortgage) and consists of a kind of service charge for making the loan. Since often the Negro purchaser, drawn into the broker's office through one of the beguiling hawking methods described above, does not have enough money for the down payment, he cannot obtain a loan directly from an ordinary bank, which might require only one or two points. He is therefore at the mercy of the funding companies, which in some cases have been known to demand up to 12 per cent of the mortgage (twelve points) merely for making the loan. This is independent of any interest rates on the loan. Later the funding company may pass the loan over to the bank. (Actually, the seller is supposed to be responsible for payment of the points, but this is circumvented by incorporating them into the purchase price. Through the point system, and by inflating the purchase price, brokers can charge exorbitant interest rates without technically violating usury laws.)

BUT this is not the end of the story. We now have a Negro buyer paying a high number of points, and unable to afford even a sufficient down payment. A contract of sale is made, permitting the purchaser to occupy the house; he must, however, pay a monthly bill until he has met the down payment. There is no actual transfer of title or deed until the down payment is completely paid off — ordinarily a matter of some five to seven years. Only then do the payments on the actual mortgage begin. During these first years, the monthly payment includes not only



the down-payment installment, but also interest on the down payment, interest on the old mortgage, carrying charges on the house such as taxes, insurance, water and sewage bills, etc. All this time *the purchaser has no security whatever.* Should he fail to meet a monthly payment, he may lose the house and every cent he has so far put into it.

The whole operational scheme of the Ghetto Makers makes sense only in the light of the undemocratic and socially debilitating ground rules under which our racial minorities live. While choked for space in depressed slum areas, Negroes are rigorously restricted in the housing market, with almost no new housing being constructed to meet their needs.* At the same time, their economic position is rising significantly and their attitudes are increasingly influenced by the middle-class values which pervade our society. It is no wonder that as a particular area of the city opens up for non-white occupancy, the Negro market will flow in that direction, all other channels being blocked. Thus, the slightly integrated community rather quickly becomes the changing community and, with a solid assist by the Ghetto Makers, eventually becomes the totally segregated Negro community.

THIS PATTERN can be reversed only when our cities achieve an open-occupancy status compatible with our democratic precepts. Under these circumstances, Negro families could disperse themselves widely into many neighborhoods in accordance with their economic resources.

Such an end can be achieved only by eliminating racial restrictions on home ownership and, simultaneously, striking hard at the Ghetto Makers, the shysters and manipulators of the housing market. No legislation currently on the books is geared toward specific control of the Ghetto Makers' practices I have described. There are Fair Housing Practices bills in some cities (notably New York and Pittsburgh) and states (notably Colorado, Connecticut, Massachusetts and more recently New York) which deal with discrimination in housing.

But none has a Fair Selling Practices clause which effectively regulates the block-busters until a state of open occupancy is achieved. (The block-busters do not discriminate per se against Negroes in the housing field. As a matter of fact, to a certain extent they may be said to open up new areas for Negroes to live in. But they do so by use of inflammatory selling practices and in such a way as to heighten racial tensions and create new racial ghettos.) Likewise, no existing law can deal adequately with some of the elaborate, racist financing and advertising techniques devised by the Ghetto Makers. An encouraging recent breakthrough has been the attempt by the license-issuing bureas of New York and Pennsylvania to regulate block-busting through administrative directives.

Some liberal and minority groups, caught up and frustrated in this complicated housing web, have thrown the full weight of their energies and emotions into the school-integration issue. Still, as former National Urban League Director, Lester Granger, stated, clamoring for school integration in these circumstances is like whistling in the dark. He reminds us, "If we spend our time battering school boards over the head, we overlook the real villains of the place—Jim Crow-minded property owners and real-estate brokers and developers."

The Ghetto Makers exert power in present-day America. They decide whom you may live next to and who may live next to you. For this service they extract a huge profit. The power of these men may be broken by legal means coupled with the weight of an enlightened public opinion.

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*Of the 9 million new homes built nationally between 1935 and 1950, *less than 7 per cent* was available to non-whites: See *Social Progress* (September 1958), organ of The Board of Christian Education, The Presbyterian Church in the United States of America.

Gary F. Vecoli

HOW MONEY CAN MAKE OR BREAK OUR CITIES

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Urban-renewal laws, both Federal and state, are based on certain widely accepted theories about what causes the decline of city neighborhoods and the formation of slums. Most of the reasoning followed among city planners for decades is demonstrably invalid. In New York, for instance Greenwich Village "ought" to be a slum and Morningside Heights "ought" to be a huge success. Just as striking as the nonsense that the urban-renewal law contains are the matters it leaves unmentioned, such as credit blacklisting. This practice is one of the chief reasons why slums form and also why so few slums, once formed, are able to improve themselves even when the people who live in them are both capable of improving their conditions and eager to do so.

Blacklisting shuts off the most important kind of housing money; the conventional credit extended by nongovernmental lenders, principally savings-commercial banks, and some pension funds. Although these institutions do not publicize the fact, they map cities into areas in which they will either invest or not invest. The decision is almost always unanimous. All large American cities--and many small cities too--have areas blacklisted for investment in this fashion. The practice is one of the most destructive forces at work in our cities; it leads almost inevitably to unnecessary stagnation or to unbridled slum exploitation.

Credit blacklisting is impersonal. It operates not against persons as such or even against buildings as such, but against neighborhoods. For example, a merchant in New York's blacklisted East Harlem, not able to get a $15,000 loan for expanding and modernizing his successful business there, had no difficulty in raising $30,000 to build a house in a Long Island suburb.

The motive of lenders in deciding to blacklist a district are not villainous. They are merely applying lessons they have learned from the city-planning theories of the 1930's, which aimed, among other things, at starving out dense city districts and nourishing suburbs. Blacklist maps came in at the same time as slum-clearance maps, and the two are ususlly identical both in conception and in results. Indeed, one of the objects of the planners: slum-clearance maps is to warn investors not to invest in certain areas. Sometimes the lenders anticipate the planners. In either case, it is decided that such and such a place is becoming a slum. Its future, insofar as it is considered at all, is projected in terms of the most widely accepted remedy for slums; eventual erasure after a period of further decline.

Credit-blacklist maps, like slum-clearance maps, are thus prophecies. And they are accurate for the simple reason that they are self-fulfilling prophecies. If no money is available to improve a neighborhood, if people there can improve their situation only by leaving, decline is all but inevitable.

SLUMS THAT FOUGHT BACK

Few areas, once blacklisted, manage to escape their doom. The only district, so far as I know, that met the problem head-on and forced reversal of the decree is the Back-of-the-Yards district in Chicago. This area used to be a notorious slum, the familiar hodgepodge of weather-beaten buildings that is generally recognized as an obvious candidate for the bulldozers. Residents applying for jobs outside the district used to give false addresses. But most of the men worked in the stockyards, and during the 1930's the district and its people became deeply involved in unionizing the packing plants. Extending the mood of militancy, a number of able men started an experiment in local organization. Called the Back-of-the-Yards Council, it came to operate much as a government does. Policies are set by a kind of legislature of two hundred elected representatives, which has a good deal more power than most formal citizens' organizations, both for carrying out public services of its own and for making its will known to the municipal government. The district's ability to get from City Hall the municipal services, facilities, regulations, and exceptions to regulations it needs is regarded with awe throughout Chicago.

In the interval between the formation of the council and the early 1950's, many of the people in the district graduated into skilled industrial, white-collar, or professional jobs. According to most city-planning theorists, the next move at this stage should have been a mass emigration to the suburbs. The abandoned district should thereupon have been filled by a new wave of slum dwellers.

But the Back-of-the-Yards people wanted to stay--as is often the case in such neighborhoods. The existing institutions, especially the churches, wanted them to stay. At the same time, thousands of residents also wanted to improve their homes beyond the small amount of remodeling or refurnishing already accomplished. They were no longer compelled to be slum dwellers and they did not wish to live as if they were.

The two desires--to stay and to improve--seemed incompatible. The Back-of-the-Yards had been blacklisted for mortgage credit. But in this case a local organization was both smart enough and powerful enough to find a way out of the trap. A survey by the council revealed that businesses, residents, and institutions in the district had deposits in some thirty of Chicago's savings-and-loan associations and savings banks. It was agreed that these depositors would be prepared to withdraw their deposits simultaneously if lending institutions continued to blacklist the district.

On July 2, 1953, representatives of the banks and the savings-and-loan associations were invited to a meeting. The mortgage problem of the district was presented and discussed amicably. Certain polite remarks were made about the numbers of depositors in the district and the size of their deposits. Before the meeting was over, several of the lenders promised to give favorable consideration to requests for loans. The same day, the council began negotiating for a site for forty-nine new dwellings. The most squalid row of slum apartments was equipped with indoor plumbing and modernized in other ways

by means of a $90,000 loan. Within three years, some five thousand houses had been rehabilitated by their owners. In 1959, construction of several small apartment houses was begun. The residents are pleased and proud of the progress their district has made with the banks' interest and co-operation, and the bankers, in their turn speak admiringly of the area as a location for sound investment. Nobody was thrown out of the district and "relocated." In short, the process of decay has been arrested and reversed.

The North End of Boston is an example of a blacklisted neighborhood that has managed to stave off disaster by another kind of resource. For thirty years, the largest conventional mortgage loans made in the North End have been for $3,000, and even those have been rare. The most affluent suburb could hardly have held up over such a period under such terms. The North End has managed as well as as it has only because many of its residents happen to be in the building trades. They have given or bartered their services so that much of the improvement or extensive repairs has cost only the price of the materials, which had to be financed out of savings. These methods, however, cannot be stretched to cover the financing of new construction. In the North End, cut off from mortgage credit, businessmen or landlords must have cash in hand to finance even improvements that will quickly justify themselves by bringing in more income.

Unless a neighborhood possesses both extraordinary vitality and a good deal of luck, the lack of conventional mortgage money makes further deterioration inevitable. There is no way of telling the full extent of destruction wrought by blacklisting, but it is enormous. The lower East Side of New York, an area of great potential--at least as great a potential as Greenwich Village--was thus doomed. The Society Hill district in Philadelphia, where vast sums of public urban-renewal money are now being spent, steadily lost residents and would-be residents for decades because of the impossibility of getting legitimate loans to buy or to improve property. Blacklisting doomed East Harlem in New York, which in 1937 seemed at least as likely as Boston's North End to be able to hold a deeply attached population, many of whom were moving economically into the middle class. Much of Brooklyn lies under the pall. Nearly all neighborhoods that possess any appreciable Negro pupulation, in all Northern cities, are automatically blacklisted for conventional mortgage credit.

MONEY FROM THE SHADOWS

Blacklisting does not necessarily mean that an area is cut off from all types of building investment. Stagnant or decaying areas that are losing the very residents who might help bring improvement often undergo a special form of investment upheavel.

There are three separate and distinct kinds of money used to finance city building these days. And as the money goes, so go our cities. When conventional mortgages are not available, a second kind of financing often appears out of a kind of financial underworld. The sources of this money are usually mysterious, its paths devious. Interest rates for this sort of capital start at about twenty per cent and range as high as the market will

bear, in some cases up to eighty per cent in combination with arrangers' fees. Those who provide this money are, in effect, the loan sharks of the real-estate world.

Immense opportunities are opened to this shadow-world money in areas where conventional mortgage credit has been halted. The exploitative money is used to buy up property for which there are no other purhcasers or purchase money, and presumably never will be. The buildings quickly become slums. First comes the withdrawal of all conventional money; then unscrupulous money lenders move in to underwrite complete ruin. This sequence is familiar in most of our large cities and seems to be taken for granted.

At the point of complete ruin, a third kind of money for city building investment is often provided by government, either out of tax receipts or through governmental borrowing power. Housing projects underwritten by Federal or state governments are financed by this third kind of money; so are the subsidies for land clearance that make possible privately financed redevelopment and urban-renewal projects. In addition, the Federal government will guarantee as much as ninety per cent of the residential mortgages given by conventional lenders, provided the investment conforms to the standards set by the Federal Housing and Home Finance Agency. The object is to buy up land and buildings and prepare the way either for public housing projects or for private renewal projects. In the latter case, the government money prepares the way for re-entry of conventional investment and partially subsidizes it.

In addition, however, this governmental money also prepares the way for further extensions of shadow-world investment. Blanket use of the powers of eminent domain often brings handsome profits to slum landlords because of the fact that the earning power of a building is one of the factors taken into account in setting a condemnation award. The most exploited buildings can be, and often are, the ones that bring the largest profits. Their owners then can use their gains to buy more property than they formerly had, in new localities that they promptly convert into new slums. In New York, some of these unscrupulous investors take not only their money but also their former tenants with them to a new location, thereby helping the city solve the "relocation" problem. Slum shifting has its own efficiencies.

All three kinds of money--conventional, shadow-world, and governmental--are typically involved in debacles of city decay and upheaval. The whole cycle, destructive as it is, is the logical outcome of what logical men can do when they let themselves be guided by the axioms of conventicnal city planning.

Theories as well as laws determine the ways in which money is invested. First comes the image of what we want, then the machinery is adapted to turn out that image. The kind of investment programs we have today are the direct result of city-planning theories which have idealized ruthless and oversimplified changes and which have written off as irrelevant most of the possibilities of gradual change and adaptation. Money is being spent to please the planners rather than the people who live in our cities. But if and when we decide that a lively, richly diversified city capable of continual growth and improvement is desirable, then surely we shall be able to adjust the financial machinery to get what we want.

It is all too easy to blame the decay of our cities on traffic, or immigrants, or the whimsies of the middle class. The decay of our cities goes deeper. It goes right down to our ignorance about how cities are built. The ways in which real-estate capital is used--or is withheld from use--are powerful instruments. Money can make a city, or destroy it.

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Interracial Group Tries to Make Living Easier in Changing NW Neighborhood

By Stephen S. Rosenfeld
Staff Reporter

An interracial group of residents in Northwest Washington is trying to create a stable, integrated and vital neighborhood in an increasingly Negro section of the city.

This 3-year-old effort by Neighbors, Inc., whose area is bounded roughly by Ingraham st., Blair rd., the District line and Rock Creek Park, amounts to a far-reaching social experiment in the dynamics of metropolitan life.

The Flight to the Suburbs

If the effort pays off—Neighbors, Inc., claims only modest successes so far—it could help put spine back into the central city, give Negroes their first major chance to join the larger middle-class American community, keep the area attractive for whites and answer some nagging questions about good will and democracy.

Neighbors is not stuffy or doctrinaire, and its 600 member families—out of about 40,000 people, of which seven in 10 are white—would probably groan under such a daily weight of challenge.

Students of the problem point out that whites and Negroes generally do not know how to live with each other. The exodus of whites to suburbs has served to accentuate the racial separation.

From 1950 to 1960 the District Negro population rose from 281,000 to 412,000; the number of whites fell from 518,000 to 345,000. Individual census tracts swung between extremes. And this happened in a land-limited city while most new residential construction was in white-only apartments west of Rock Creek Park.

This massive transformation was well under way before Marvin H. Caplan, a big, breezy, candid journalist, bought a roomy house in Manor Park in 1957.

Manor Park was "changing." Caplan saw the Whittier P-TA lose three white board members in a term. Membership was dropping in white churches. The neighborhood was tense.

"I Have No Choice"

The Caplans did not cast themselves as hard-charging integrationists. But they liked their attractive new home and they wanted to make their new neighborhood click. As Caplan wrote in the Atlantic magazine in 1960:

"Do I believe in brotherhood? Do I believe we are all born free and equal? Do I believe in the sacredness of the individual? Suddenly I am pushed beyond easy platitudes into that difficult and stony place where we are forced to take a stand for our professed convictions or abandon them."

With others, Caplan got the white Manor Park Citizens Association to hold an "open" meeting for a talk on integrated neighborhoods. The meeting generated further discussions in the Caplans' living room. Meanwhile the Association juggled the question of admitting Negroes. It looked as though that issue would hang fire over the summer.

Rather than risk a becalming of community interest during the summer doldrums, Caplan called a meeting in the Brightwood Park Methodist Church one evening in June, 1958.

About 100 people, half Negro and half white, showed up. Neighbors Inc. was born. Community contributions were sought. (Assistance has also been provided by the Eugene and Agnes E. Meyer Foundation and the Taconic Foundation of New York.)

The comfortable-looking domain of Neighbors Inc. includes Manor Park, Shepherd Park, Brightwood, Brightwood Park and Takoma. The homes, largely single-family and owner-occupied, cluster in the $20,000 range, with most exceptions on the high side. Georgia ave. is the business street.

An office at 5802 Georgia ave. is headquarters for Neighbors' two paid staffers, executive director Margery T. Ware, formerly with the Washington Urban League, and Eleanor Garst, a community organizations specialist who worked with the Adams-Morgan Demstration Project. They marshal a small secretarial force and volunteers from the membership.

Pride and Enthusiasm

Many members are vigorous young professionals with children: State Department aides, scientists, professors, doctors, journalists. Less upbeat-sounding people belong, too. Their prime quality is neighborhood pride.

In fact, a conversationally unleashed Neighbor is something to behold, rhapsodizing on his area's big, fairly priced homes, its grown trees and green lawns, proximity to downtown jobs and culture, lower-than-suburban taxes, its "lovely and vital" character. He makes you feel like a louse for living anywhere else.

Neighbors' tools are facts and sense. With the one it hopes to induce the other, so that the pace and kind of change will not unbalance the health of the community and the peace of mind of its residents.

It puts out information about real estate values and practices, the cost of moving, neighborhood housekeeping and ways to stifle panic. It works through membership meetings, neighborhood receptions, community speakers, newsletters, block organizations, consultations with key people, negotiations with other groups and with real estate men.

It has sponsored clean-up campaigns, a public reception for resident diplomats, clinics for real estate salesmen, programs to help the schools. It helps responsible citizens move in, tries to retain others. The list is as long as Neighbors' imagination can make it.

Psychology and Money

Neighbors knows, however, that it is bucking powerful psychological and commercial currents of change: that is, the reasons people move out, and the real estate men who hustle them along.

Mrs. Ware says some whites

(cont.)

view the prospect of Negro neighbors with concern because of these fears:

• Decline in property values. Neighbors disputes this with an eight-city survey (not including Washington), by economist Luigi Laurenti, indicating that values generally rise in changing neighborhoods. Georgia ave. real estate men point to specific homes and blocks and largely agree, conceding that a panicked homeowner sells for less than true value. Parenthetically, a hardware dealers says he sells five times more grass seed to Negroes than he ever sold to whites for the same lawns.

• Deterioration of schools. Neighbors, while not denying the cultural disadvantages of many Negroes, cites the notable and persisting achievement records of such schools as Paul Junior High and Coolidge High.

Real Estate Problem

• "Inundation" by Negroes. Neighbors' whole program works against this fear, particularly its efforts to slow down change and to bring in white families. Many whites of good will, it says, simply don't want to be "the last white family on the block."

• Loss of status. Some whites feel they will be stigmatized as residents of a "colored neighborhood." Again, Neighbors tries to build pride and decency, noting the superior education, jobs and finances of many of its area's Negroes.

The high-pressure and often subtly racist practices of some fiercely competitive real estate men are another problem, perhaps the toughest that Neighbors faces. Hair-trigger sensitive to the implication that they profiteer on prejudice, the brokers can fairly state that they are filling a real need of house-hungry Negroes and that no such complaint to the District Real Estate Commission has ever been substantiated.

But the Commission is worried. It has in the works new regulations that would bring speculators, like brokers, under license and hence under some control. A broker acts for another for a fee; a speculator buys and sells for himself.

A walk through Shepherd Park, one current focus of real estate "action," is instructive here.

A retired white musician is enraged at harrassment by real estate men—up to 10 calls in a single Sunday. He's happy to have as neighbors anyone who'll keep the area the pleasand place which attracted him. He feels strongly that Negroes deserve the best homes they can afford. His children are grown and gone.

A Mood to Move

Another man cites two standard white fears: of being "engulfed" by Negroes and of the academic and social ills he thinks his daughter will meet next year at Paul Junior High. "Mind you," he's got nothing against Negroes. He's in a mood to move.

Across the street live a Negro Government employe and his school-teacher wife who, typically, "just wanted a nice place to live." They sought "a house they built for white people," a house of quality. Their worries about their three children were largely dissolved by a happy trick-or-treat reception.

They feel their "dream house" would have cost whites perhaps $2000 less. At another house a white neighbor overheard the agent jacking the price by that amount to a Negro prospect.

Another white home owner, an immigrant, fears he'll lose maybe $5000 on his $45,000 home if he sells. "They say" he'll lose. Some neighbors soon removed the "For Sale" signs that greeted the block's first Negro, but this man remains jittery. After all, "my life is in this house."

Failures of Contact

None of these people belong to Neighbors Inc., but all have heard of it; most area residents apparently have. Neighbors would like to reach them all. So far it has failed to make significant contacts with three key neighborhood groups: churches and synagogues, citizens associations and businessmen.

Most religious institutions, despite pace-setting stands by a few clergymen, have simply not busied themselves with the factors behind the flight of their congregations. Nor have they particularly welcomed Negroes.

Generally, citizens associations have held back through their policy of white-only membership and their traditional concern with such other matters as public works.

Businessmen now seem to be realizing that neighborhood health means good business. Caplan finally got a speaking invitation from the Brightwood Lions Club and a member said businessmen are "grateful" that Neighbors is at work.

Nobody knocks the group except a few brokers with burned fingers who claim that Neighbors is trying to keep Negroes out.

Neighbors itself is painfully aware of its own limitations. Only after three years, Mrs. Ware feels, does it have the roots and organization to become effective. Except for stiffer real estate regulations, "we're not yet at the point of knowing exactly how to ask the city to help," she says.

As Neighbors' main feats, Mrs. Ware cites a palpable lessening of tension and the nurturing of a feeling that this is a socially valuable neighborhood. The woman buying new carpeting who told the clerk she "went to a meeting of Neighbors and decided to stay" is pure gravy.

President Caplan feels that Neighbors has yet to handle effectively the problems of unstable low-income Negro families moving into the fringes of its essentially middle-class realm. "We're not a social-work agency," he observes.

He counts as a significant plus the 20 or more white families brought in directly by Neighbors. He thinks other community groups are "coming around—distrust is disappearing."

Caplan would like District and Federal officials to practice what they preach by moving into an integrated neighborhood. He wants all aspects of discrimination removed: "You touch everything."

Most importantly, he and Mrs. Ware believe that Negroes must have as wide a choice in the whole area's housing market as do whites, so that Negroes will not funnel out of one ghetto into another.

NEWSLETTER

WILLIAM BOUCHER, III
President
EDWARD L. HOLMGREN
Executive Director

BALTIMORE NEIGHBORHOODS, INC.

Room 1025, 10 Light Street,
Baltimore 2, Maryland
SAratoga 7-3194

. . . and neighborhoods are people.

Vol. I No. 1 - June, 1962

Racial Designations

After over a year of negotiation, Baltimore Neighborhoods, Inc. and the Greater Baltimore Committee were able to win the commitment of the Real Estate Board of Greater Baltimore to act in concert against the use of racial designations in the newspapers' classified real estate advertising columns.

The plan of the Real Estate Board to participate in efforts to eliminate designations was greeted with an enthusiastic reception by its membership, according to a report in that group's publication.

The Baltimore Real Estate and Building News reported that William H. C. Wilson, President of the Board, felt that "realtors might soon be urged to eliminate racial labels from their advertising."

Use of the designations "Colored" and "Negro" have been instrumental in forcing the conversion of many neighborhoods from all-white to all-Negro in the past. If permitted to continue, designations which have never, in the initial stages of change, truly reflected the racial make up of an area, will force community after community to become all Negro.

Designations help to create all Negro neighborhoods. They do not reflect the true racial character of a community.

May We Introduce Ourselves?

With this first newsletter, we want to introduce Baltimore Neighborhoods, Inc., an organization unique both in its program and its support. Baltimore Neighborhoods is the only foundation-supported agency in the nation seeking a comprhensive solution to an urban dilemma - preventing the city from becoming an all-Negro ghetto while at the same time promoting equal housing pportunities for all people, regardless of race.

All large American cities are faced with a steady decline of the stable, white urban population. Baltimore is the only metropolitan center in the nation organized to counter the white flight.

Organized in March, 1959, under the leadership of the Greater Baltimore Committee, Baltimore Neighborhoods, Inc. was charged with achieving these goals:

1. To conduct a continuing program to stress and promote the advantages of urban living.

2. To maintain the stability and quality of residential neighborhoods in the Baltimore Metropolitan Area.

3. To protect residential neighborhoods against the deliberate creation or exploitation of prejudice, fear, ignorance, or panic, whether by real estate brokers, dealers, speculators or others desiring to induce a rapid change in the character of population - by encouraging action against persons who use illegal tactics in the furtherance of such techniques, and by education and other appropriate means.

(continued on Page 2)

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4. To stem panic and wholesale flight from these neighborhoods; to process and help follow through with complaints relating to real estate practices and similar matters affecting neighborhoods.

5. To develop and implement means of financing older homes in the established residential neighborhoods of Baltimore City on a basis permitting these neighborhoods to compete from a financing viewpoint with newer developments.

6. To remove the barriers which block the operation of a free market in housing and thus to increase the availability of housing -- sale and rental -- to all people in the community; and to prevent the practice of "steering" Negroes to and whites from residential areas known as "changing neighborhoods."

7. To work with neighborhood associations builders, real estate brokers and agents, lending institutions, church and civic groups, labor organizations, the Negro community, appropriate state and municipal agencies, and the general public to co-ordinate efforts in behalf of the fulfillment of the objectives stated above.

Real Estate Board Report

The Real Estate Board of Greater Baltimore has been urged by its president to face up to the impact made on the housing market as a result of changes in the racial characteristics of neighborhoods.

William H. C. Wilson, the real estate official, said he knew of "no subject which requires more study and calm deliberation on the part of our Board and all of our citizenry."

In his "Six Month Report" to his Board Mr. Wilson noted that his organization, which "is very conscious of this problem," is attempting to "reach some conclusions which might do more to stabilize these changing areas..."

"Whether this is possible, only time will tell. If a satisfactory solution is not found, it won't be because of a lack of effort on our part," the president declared.

Fact Finding Committee on Race and Housing

Research into the Negro housing market demand and the outlook of white families moving into integrated neighborhoods are the two studies now underway in the Research Advisory Committee.

The Committee was formed in January to advise the staff on the direction and form of research that should be undertaken to best implement the BNI program.

The work on market demands is geared to develop data on the type and cost of housing Negres want and can afford. This study has a direct bearing on the need to create an open housing market in Baltimore and the surrounding counties.

Paralleling this project is the other study on the determining factors prompting the decision of white families to move into integrated neighborhoods. A survey is to be conducted to compile such information as the size of the families, income and education level, opinion of the neighborhood and the regard for the public schools.

Based on the conclusions reached from the survey, BNI can move to dramatize the choice made by hundred of whites to live in communities with Negro residents and to refute the contention of real estate brokers and some other businessmen that white families will not purchase or rent homes in an area undergoing racial change.

Once these two studies are completed, further projects will be undertaken by the Committee.

Sale-Rent Committee Program

Operating for more than a year under the chairmanship of Sidney Hollander, Jr., this Committee has adopted practical real estate selling techniques to encourage white families to purchase homes in integrated neighborhoods.

(continued on Page 3)

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In grappling with this problem, the Committee has as its immediate and long-range goals the stabilization of neighborhoods on integrated basis. The Committee has had to meet this problem by preventing neighborhoods from gradually turning from all-white to all-Negro.

Representatives from the seven member associations of BNI agreed that new white buyers had to be brought into their neighborhoods to fill the vancies caused by regular turnover and to counter the tendency of real estate firms to show homes only to Negroes.

Operation of the program has been undertaken in this manner. The BNI office was named a clearing house for real estate listing information. And on a regular week-end basis during the Fall and Spring, two houses are advertised in the newspapers for sale or rent. Prospects contacting the BNI are put in touch with either the Lambros Realty Company covering Baltimore's west side or with the Pennington Realty Company covering the east side.

Both companies were selected for their willingness to participate in the program.

This liaison approach has met with some degree of success, and several homes have been sold and apartments rented in integrated neighborhoods to prospects attracted by the advertisements.

However, an over-riding factor in measuring the worth of the program is the sale of other homes to their own white clients by the two brokers. Although the motivation for moving into integrated neighborhoods may be diverse and varied, the end result is what is impressive. With the opportunity for both white and Negro families to move into these areas, the chances are strong that the neighborhood will maintain a desirable integrated balance. And the ramifications of this new trend are far reaching.

A Stroke of the Pen.....

During the 1960 Presidential campaign the then Senator Kennedy hit the Eisenhower Administration for its failure to move against discrimination in Federally-aided housing projects. All that was needed, Mr. Kennedy decried, "was the stroke of a pen" on an Executive Order barring bias by developers with FHA or VA backing.

Closing in on his second year in the Presidency, Mr. Kennedy's ink supply is stock-piling with gallons of the writing solution being sent to him by well-intentioned, but impatient partisans. (See Box) There are reports that Mr. Kennedy is waiting for the most politically opportune time to spring his Executive Order promised in the heat of the 1960 campaign.

The public certainly was not left with the impression that the Order would be wielded as a politically-inspired action, and it is not what we at BNI expect of the President in meeting this very serious problem. Moreover, the right political climate is now, and this compilation of figures for the Greater Baltimore area attest to the urgency: In the years 1950-1960 Baltimore City lost 113,000 white persons to the surrounding counties and gained slightly fewer than 100,000 nonwhites. At the same time, the nonwhite population in the counties of the metropolitan area decreased.

We urge you to write to the President -- and send along a bottle of ink--imploring him to issue the Order, encompassing not only Federally-aided programs, but also covering all Federally-insured lending institutions where mortgages are obtained.

Needed: Ink !

A novel twist in the efforts for issuance by Pres. Kennedy of his promised Order is the distribution by Monocle, a monthly magazine of political satire, of 6.000 blotters which ask "all Good Americans" to send a bottle of ink to the White House.

"President Kennedy has been in office for over a year now, and he still hasn't stroked that pen," says a message on the blotter. "Obviously the White House has run out of ink."

Suburban Integration

April Fool's Day in the surburban community of Sun Valley in Anne Arundel County was marked by no more than the usual occasional innocent pranks. And the shattering sound of a rock carreening through the front window of a modest bungalow later that night might have been dismissed as April Fool's exuberance had not the home just been occupied by the first Negroes in the all-white development.

For the Wallace family - Benjamin, his wife Irma and their three young children - the April Fool's Day destruction was only the beginning of a siege of terror and harrassment.

Had he been a man expecting the worst of his neighbors, Mr. Wallace might have given more than a passing thought to the discovery that his basement was flooded and the pump tampered with a few days before the original moving date of March 22nd.

It was, however, only viewed as an unfortunate circumstance that delayed the move of the family until March 29th.

Irked at what he considered the work of mischievous teen-agers, Mr. Wallace called the police and reported the incident.

The next evening, on April 2nd, the stillness that creeps on after the constant chatter of children is stilled by sleep was pierced by a twanging sound, a whoshing noise and two cracking thuds.

A steel tipped arrow was sent hurtling through the cardboard covering Mr. Wallace had placed over the broken window and narrowly missed hitting his sister, Mrs. Alice Johnson, who had just left the room, as it spent itself in a wall.

His complacency shattered, Mr. Wallace decided to nip off the harassment and the next evening, April 3rd, he armed himself with a shot gun and waited in his parked car for signs of intruders.

From his driveway vantage point, he saw two young men approach his home at 2 Phyllis Drive. Before he could move out from his car, they threw another rock and lobbed an oil-filled milk bottle on the front steps.

Scrambling from his car, Mr. Wallace fired a warning shot as the two youths, whom he was unable to identify, ran behind a house across the street.

Pondering the somewhat futile results of his individual resistance to the harassment, Mr. Wallace put in a call to the N.A.A.C.P., the first contact he had made with a private agency. Mr. Wallace asked Dr. Theodore Johnsonn, President of the Anne Arundel County NAACP chapter, how his family could obtain better police protection. In turn, Dr. Johnson sought the services of Mrs. Eleanor Crawford, an NAACP attorney.

The plight of the Wallace family came to the attention of Miss Ruth Fegley, Executive Director of Baltimore Fellowship, Inc., and Edward Holmgren, Executive Director of Baltimore Neighborhoods, Inc., through newspaper accounts of the harassing tactics. Both visited the Wallaces on April 4th to offer their assistance, and convinced Mr. Wallace at that time it would be unwise for him to continue using his gun, even for his own protection.

The next day, Miss Fegley and Mr. Holmgren reported the situation to Douglas Sands, Executive Secretary of the Maryland Commission on Interracial Problems and Relations, and it was agreed that their three agencies would work together on the case.

That night at 11.45 P.M., Miss Fegley was called by Mr. Wallace with the report that about fifteen minutes earlier, four beer bottles had been thrown through his front window. Mr. Wallace said the police had been notified, but they had not yet arrived.

(continued on Page 5)

Suburban Integration (continued)

Miss Fegley arrived at the Wallace home at 12.15 A.M., only to learn that the police had just left. However, when Miss Fegley left the Wallace home about 1 A.M. she met a detective stationed in a car outside. She learned from him that the incident occurred during "shaft change," but that the police were on continual afterdark surveillance.

On Friday, April 6th, a plan was initiated to bolster the faltering morale of the Wallace family. After consultations with the police, it was agreed that the Wallace family would be visited every evening by people expressing concern over the episodes.

This was continued for about a week, until the Wallaces felt there was no longer any need for the visitations. The agencies have maintained a telephone vigil and, occasionally, staff members have visited the home during the day or in the evening.

Mr. and Mrs. Wallace, who are civilian employees at nearby Fort Meade, purchased their Sun Valley home through the Denkins Realty Co. after the previous owners defaulted on a VA guaranteed loan.

The V.A. usually sells such homes as quickly as possible after foreclosure proceedings, and the Wallaces, with a good credit rating, had no trouble getting approval for their mortgage application.

A V.A. information bulletin, dated December 11, 1959, clearly enunciates its nondiscriminatory policy, adding that all parties concerned in a transaction abide by its anti-bias regulations.

Convenient to their work and located near Glen Burnie where they were born and reared, the Sun Valley home was purchased by the Wallace's because their family had outgrown the two bedroom apartment in Cherry Hill Gardens they had lived in for seven years.

Their move also was prompted by the need for yard space for the three children -- Nathaniel, age 9; Gerald, age 8 and Violet, age 6 -- and the privacy they could enjoy in a home of their own.

In the period since the incidents following the move-in of the Wallace family the community has began to accept its new neighbors. Baltimore Neighborhoods, Fellowship House and the Maryland Commission on Interracial Problems and Relations maintain a watchful eye on the situation.

Contacts with clergy and other community leaders have been established to assist the peaceful integration of the Wallace family and to help prevent fear and panic in the neighborhoods.

Annual Meeting

The second annual meeting of Baltimore Neighborhoods, Inc. will be held Thursday, June 14th at the Sheraton-Belvedere Hotel beginning at 6 P.M.

Featured on the program is a panel on "Neighborhood Stabilization: Illusion and Reality." The speakers will include: Councilman Peter Angelos, (D.,Third); G. James Fleming, Professor of political science at Morgan State College; Walter Sondheim, Chairman of the Baltimore Urban Renewal and Housing Agency, and William H. C. Wilson, President of the Real Estate Board of Greater Baltimore.

An election of Officers and of the Executive Committee also will take place.

Cocktails will be served at 6 P.M., with dinner following at 6:30 P.M. Reservations for the meeting are $5.00. If you haven't made your reservation, call SA 7-3194 today.

A Request

Do you have friends or business associates who would like to read of BNI activities? Send their names to us and we will put them on our mailing list.

Baltimore Neighborhoods, Inc.
Room 1025, 10 Light Street
Baltimore 2, Maryland
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Urban Planning Project

SAMPLE LETTER OF INVITATION TO A NEIGHBORHOOD MEETING

Dear Neighbor:

At the suggestion of a number of your neighbors in the vicinity of the _____ block of _____ Street, a meeting has been arranged to discuss the situation that exists in our neighborhood.

What can be done to combat panic selling in the face of a changing population? What can be done to promote the maintenance and improvement of high neighborhood standards? These questions must be answered in a practical and common sense way for the benefit of all residents.

You are welcome to attend this meeting at _____ p.m. on _____ at _____. Inform your neighbors and invite them to attend also. We look forward to meeting with you.

(signed)

(address)

(phone)

Distributed by CHR
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MU 6-4670

Reissued 7/19/62

NEWSLETTER

NEW ADDRESS: ONE CHARLES CENTER (Zone 1)

WILLIAM BOUCHER, III
President
EDWARD L. HOLMGREN
Executive Director

BALTIMORE NEIGHBORHOODS, INC.

Room 1025, 10 Light Street,
Baltimore 2, Maryland
SAratoga 7-3194

. . . and neighborhoods are people.

Vol. II No. 1 - February 1963

WE'VE MOVED TO CHARLES CENTER

The new offices of BNI are located in the handsome new One Charles Center Building where we have almost twice the working space that we had before. Those of you who visited the one small room in which three BNI staff members previously worked will understand the gratitude we feel for this chance to expand. Our neighbor at the Charles Center is the Greater Baltimore Committee, whose conference room and other office facilities we are generously permitted to use. This arrangement is both an asset and a convenience to us. Come and visit us.

* *

ON PLANNING FOR INTEGRATION

"We are dedicated to an open city. But this will be denied us if we rely solely upon legislation and lip service. Racial and ethnic considerations are an integral part of any sound planning approach in this City. A 'color blind' government policy carried out in a color-conscious housing market can only entrench and aggravate the segregation of racial and ethnic groups, with all its enervating and corrosive consequences."

New York City Planning Commission's report on the 1962-63 Urban Renewal Study Program.

THE STROKED PEN

Before President Kennedy's election, he stated that his predecessor could abolish discrimination in housing at anytime "with a stroke of the pen". These words were often reiterated by those urging the President to sign an Executive Order requiring non-discrimination in federally-aided housing.

The long awaited Order was signed on November 20, 1962. It provides for the prevention of discrimination in: (1) all housing financed, from November 21st forward, by government-insured (FHA) or guaranteed (VA) loans; (2) all property financed directly by the federal government (e.g. public housing, housing for the elderly, college dormitories); (3) all property owned or operated by the federal government (principally housing repossessed by FHA or VA and military or other installations); and (4) property obtained from a local government agency receiving aid from the federal government (urban renewal).

Although the limited coverage of the Order is somewhat disappointing, it reaffirms the principle of equal opportunity by federal refusal to tolerate discrimination in dispensing federal aid. Its chief limitations are that it does not apply to housing which predates the Order and that private building financed by banks and loan associations with federal charters is not covered. So long as this lack exists, open occupancy will remain, in effect, voluntary on the part of builders since they can obtain financing in the conventional mortgage market. In addition, the exemption of all housing built before November 20,

(cont. on page 2, Col. 1)

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1962 leaves unregulated the largest segment of today's housing market.

There has been and will continue to be pressure on the President to broaden the Order. Support for this has come from unexpected sources: the Mortgage Bankers' Association and the Association of Mutual Savings Banks. These groups have added their voices to the appeal for extending the Order because they concentrate on federally guaranteed mortgages and recognize that they will be the losers if builders turn to private financing to evade the Order. It has been predicted that bills may be introduced in Congress and, if legislation fails, that President Kennedy may then be asked to extend the coverage of the Order.

THE ORDER AND MARYLAND

Many members of the Maryland Homebuilders Association attended an annual meeting of their national organization last December to hear (among other things) a discussion of the significance of the President's Executive Order for the homebuilding industry. Baltimore Neighborhoods' director attended this session and was impressed with the interest shown by builders in learning how to operate within the Order. Further evidence that there is greater enlightment on the part of the homebuilders and other housing industry leaders is suggested by the recent cosponsorship by the National Homebuilders Association and the National Association of Intergroup Relations Officials of a conference on equal opportunity in housing.

The Maryland scene, however, is perhaps less encouraging. BNI has been in touch with representatives of the local homebuilders who seem to feel that open occupancy will have a "disastrous" effect on their business. Apparently, therefore, some builders plan to slow down their building schedules or switch from FHA to conventional financing to avoid compliance for the time being. Everyone, it seems, has adopted an attitude of "wait and see", and wonders where the first test of the Order will occur.

The Research Advisory Committee of BNI has drawn up a program to assist local builders to comply with the Order as painlessly as possible. The program includes: (1) urging them to take a unified stand in compliance since disunity will foster intra-industry competition; (2) recommending that the Homebuilders Association support the expansion of the Order's coverage so that virtually all home building operations will be covered and all builders will be on an equal footing (it is estimated that 95-98% of construction would be affected by maximum expansion of the Order); (3) bringing builders and the community to realize that neighborhood integration is ultimately inevitable and that the housing needs of middle-income Negroes constitute a growing and profitable market; (4) giving evidence to builders that while compliance to the Order need not be devastating, resistance carried to the point of litigation and adverse publicity would be damaging; and (5) providing them with case histories of successful integration in Baltimore and elsewhere and other current information regarding progress under the Order.

NEW STAFF ASSISTANT

We are pleased to welcome Mrs. Margaret Neustadt to the staff. She assumed her part-time duties in mid-September, undertaking the work formerly done by Sally Foley. Mrs. Neustadt's rich professional background in the field of housing, race relations and community organization made her the most outstanding candidate for the position. She most recently directed the Senior Citizens Program in the Mt. Vernon project area for the Baltimore YWCA.

Her duties include: (1) the coordination of activities of the sale-rent program i.e. contacts with potential purchasers and sellers, brokers, improvement associations, industries and organizations, etc.; (2) helping to organize meetings, recording committee minutes and preparing reports, following up on individual neighborhood problems that are brought to BNI's attention, editing the Newsletter, etc.

COMMUNITY COOPERATION IN NORTHWEST BALTIMORE

Sparked by the concern of Sinai Hospital for the stability of its surrounding community and by an unwarranted changeover in the racial occupancy of an apartment development on Greenspring Avenue, an initial meeting of representatives of neighborhood associations, religious institutions and civic and business groups occurred in mid-November to consider neighborhood problems of a large area in Northwest Baltimore. The area, bounded by the Western Maryland R.R. and the western city limits, the northern city limits, Falls Road on the east above Coldspring Lane and Greenspring Avenue below Coldspring to Park Circle, is largely residential and has many common community interests.

The first meeting, at which forty organizations were represented, was called by Father John C. Griffith of St. Ambrose Roman Catholic Church, Rev. Robert Briggs of Arlington Presbyterian Church and Rabbi Bernard Perelmuter of the Baltimore Hebrew Congregation. In order to present some of the aspects of neighborhood stabilization, two neighborhood associations told of their activities, and these accounts sparked lively discussion about the problems of zoning, commercialization in residential areas, the changing character of residents in certain neighborhoods and its effect on schools and other institutions. The concensus of the participants was that a permanent committee should be created to deal with these problems and to enlist additional community support. Since then a small nucleus of the participants has met to create a formal organization and to discuss strategy and action.

The project seems to be well under way. One new neighborhood association, the "Park Lane" group, in the southern portion of the above area, was formed as an outgrowth of the November meeting.

REAL ESTATE BOARD STATEMENT OF POLICY

One of the most hopeful events of 1962 was the issuance of the Baltimore Real Estate Board's policy statement in June. Recognizing the damage done to neighborhood stability by labeling properties by race in classified advertising, the Real Estate Board called upon its membership to refrain from this practice. It has also urged the local press to cooperate by adopting a policy prohibiting such advertising.

The policy statement goes on to request Realtors not to relinquish listings on properties when the racial character of the neighborhood begins to change. Instead they are urged to "extend every effort to obtain a buyer regardless of race, creed or national origin".

BNI's role in bringing the policy statement into being is not insignificant. It was as a result of talks between the officers of the Real Estate Board and BNI's Director that the action came about. Mr. William Wilson, past President of the Real Estate Board, acknowledged his recognition of BNI's role in a letter to BNI's President, William Boucher: "The experience and aid of your Ed Holmgren and your organization have been invaluable to me in developing a better understanding of this most difficult and sensitive metropolitan problem. While there are some fundamental differences in the thinking of Baltimore Neighborhoods, Inc. and our Real Estate Board on this vital subject, I do feel that we both have kept our eye on 'The Big Picture' and have moved in the right direction. The fact that there is a tremendous amount of work yet to be done is obvious..."

* * * * * * * * * * * * * * * * * * * *

THE NEWSLETTER

With this issue of the Newsletter we are hoping to go on a regular schedule of monthly publication. We welcome our readers' comments and criticisms.

SALE-RENT COMMITTEE PLANS

The neighborhood members of the Sale-Rent Committee have been compiling representative lists of housing and apartments currently available for sale or rent in integrated communities. Copies of this list will be distributed to large companies, industries and institutions for use in aiding the latters' new employees to find housing in Baltimore. The firms must be sufficiently large to have established a housing service for their employees and must be willing to accept and distribute the lists. Personal visits to company spokesman by BNI staff are planned in order to introduce our over-all program and obtain the maximum receptiveness to this project.

The distribution of the lists will replace the Sunday newspaper advertising of homes in our neighborhoods, which was tried without conspicuous success. We are hoping for better results from this more direct method. Meanwhile, if any of our readers know of homes for sale or rent on an open occupancy basis, please let us know.

REPORT ON THE NEGRO HOUSING DEMAND

In the Fall of 1962 BNI's Research Advisory Committee undertook a study of the Negro housing market based on available statistics for the urbanized portion of the Baltimore metropolitan area. Its purpose was to estimate the size of the demand for additional housing on the part of Negroes during the next five years.

The results of this study revealed a need for approximately 5,000 units per year. The housing to fill this need will have to be supplied by new construction, changes from white to Negro occupancy, and the creation of additional units through conversion. This report is available on request for those interested in studying it in detail.

* *

Baltimore Neighborhoods, Inc.
Room 312, One Charles Center
Baltimore 1, Maryland

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NEWSLETTER

WILLIAM BOUCHER, III
President
EDWARD L. HOLMGREN
Executive Director

BALTIMORE NEIGHBORHOODS, INC.

NEW ADDRESS: ONE CHARLES CENTER (Zone 1)

Room 1025, 10 Light Street,
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SAratoga 7-3194

. . . and neighborhoods are people.

Vol. II No. 2 - May 1963

REMINDER - ANNUAL DINNER MEETING, MAY 27TH

Members and friends of Baltimore Neighborhoods, Inc. are reminded to send reservations in for the Annual Dinner Meeting on May 27th at 6:30 P.M. (dutch treat Cocktails at 6:00 P.M.) at the Sheraton-Belvedere Hotel. If you have misplaced your reservation slip, please use form below.

This is the one opportunity in the year for us to gather together to share our concern for overcoming discrimination in housing and stabilizing changing neighborhoods, for the staff to report on the activities and achievements of Baltimore Neighborhoods, Inc., and for us to enjoy each other's company. We are fortunate in having as our speaker, DAVID L. LAWRENCE, former Governor of Pennsylvania and now Special Assistant to President Kennedy and Chairman of the President's Committee on Equal Opportunity in Housing. His subject is "Housing and Race - Crisis of the Sixties". The REV. IRVING MURRAY, Minister of the First Unitarian Church and, for many years before he came to Baltimore, associated with Governor Lawrence in the campaign for civil rights in Pittsburgh, will introduce the guest speaker. MR. JAMES ROUSE, community developer and civic leader, and the Vice Chairman of the Greater Baltimore Committee, will preside.

A QUESTION OF FUNDS

Friends of BNI who agree that its work is of primary concern to our community will want to give it financial support at a time when our future depends on meeting at least minimum budgetary requirements. Moreover, the receipt of matching funds promised by a national foundation depends on our success in obtaining local contributions.

Every donor of course becomes a member of BNI. It would be reassuring to see a substantial growth in membership as an indication of your approval of our program and objectives. Membership renewals are, in some cases, overdue and will be equally welcome.

To make a contribution, please fill out form at bottom of Page Two.

DINNER RESERVATIONS

For reservations please return to: Baltimore Neighborhoods, Inc. Rm. 312, One Charles Center, Baltimore 1, Md., before May 23, 1963. (SA 7-3194).

Enclosed please find check in the amount of $_____ to reserve_____ places (tables of 10) for the Third Annual Dinner Meeting, for Monday, May 27th, 1963, Sheraton-Belvedere Hotel. Cost per person (including gratuity): $5.00.

Name _____
(Please Print)
Address & Zone _____

STAFF MEMBERS ATTEND CONFERENCE

Two BNI Staff members attended a stimulating and fruitful conference of the National Committee Against Discrimination in Housing in Washington on April 25th and 26th. During the first day, the theme was the implementation of the Executive Order on Equal Housing Opportunity. It was encouraging to observe that at each special session, at which various aspects of the housing market were discussed - low income, FHA and VA, and urban renewal - federal government representatives received strong messages from urban communities throughout the country as to the urgency of desegregation and equal housing opportunity and also as to some of the shortcomings of the federal programs in these respects.

The second day's sessions, devoted to voluntary citizens' action, revealed a variety of programs and techniques being carried on in urban and suburban areas. Some programs are similar to that of BNI, but there are also a large number of suburban activities that started at the grass roots and continue to be almost entirely manned by volunteers. Progress reported in finding homes for Negroes, not only outside the ghettos but in exclusive residential areas, was encouraging.

EARLHAM STUDENTS' VISIT

A group of twenty students from Earlham College (Richmond, Ind.) who spent a ten week period in Washington studying urban problems, spent a day in Baltimore under the sponsorship of BNI. Following a tour of the renewal projects in the center city, the Earlham students 1) were given a report by a member of the BURHA staff on the relocation project in Madison Park, a cooperative community agency endeavor, 2) learned from the director of the Greater Baltimore Committee, the history and work of that agency and 3) discussed with Mr. Holmgren the objectives and accomplishments of BNI. We were later gratified to learn that the students considered Baltimore to be the high point of their Washington seminar.

MEMBERSHIP CONTRIBUTIONS

I enclose $_____ for membership* in BNI and support of the work for Stable Neighborhoods.

Name _____
(Please Print)

Address & Zone _____

*Contributions to Baltimore Neighborhoods are deductible for income tax purposes.

CHANGES IN THE SUBURBS

In our last Newsletter we reported that our Research Advisory Committee has estimated a need of 5,000 additional housing units per year for the next five years for Negroes in the urbanized portion of the Baltimore area. The most important source to fill this need will be units now occupied by white families that may be expected to pass to Negro occupancy. But the question arises as to whether such transfers will occur in sufficient numbers.

The program of neighborhood stabilization in which Baltimore Neighborhoods has engaged for the last three and half years has had the effect of encouraging resident white families not to leave a "changing" neighborhood and other white families to purchase or rent therein. Although this activity helps to create stability and prevent new ghettos from being formed, it also limits the Negro market.

A necessary corrollary to neighborhood stabilization, therefore, is finding other non-ghetto areas where Negroes may live. An important future aspect of BNI's work will be to help presently all-white neighborhoods make adjustments to the arrival of Negro families.

That the movement of Negroes out of the center city and into previously all-white suburbs is happening and will continue to happen is evidenced by non-white movement into Glen Burnie, Milford Mill, Pikesville, Fern Park, Loch Raven Village, Mt. Washington, Odenton, Norwood Heights, Gwynn Oak, Pimlico, Northwood and Woodbourne. The non-discriminatory policy in FHA and VA foreclosure sales, the President's Executive Order prohibiting discrimination in housing under federally insured mortgages, and the rising standard of living of many Negro families are all factors influencing the probability of further suburban sales to Negroes.

A very positive aspect of these developments, even for white people who are apprehensive about integration, is that Negroes permitted a freer choice of neighborhoods need not concentrate in certain limited areas. Hence, whites need not fear that the arrival of one Negro family will be followed by an "invasion". Moreover, if white families in the city can observe that the suburbs are no longer a "place to hide" from integration it is probable that they will think twice before taking flight.

BNI's role in helping to find sensible answers to neighborhood change is known to our members and friends. Recent fruitful meetings have taken place with neighborhood associations in Chinquapin Park, Leith Walk, Liberty Road, Woodbourne, Park Lane and Blossom Hills, and we continue to keep in close touch with our nine member associations.

The Executive Director's continued contacts with a growing number of civic interest groups (including recently, the Central YWCA, the Maryland League of Women's Clubs, CCRE, the Maryland Commission on Interracial Problems and Relation, the Stony Run Friends Meeting, etc.) serves to increase the number of individuals and organizations committed to the aims of our program. Several Realtors and a few homebuilders have responded to the justice and logic of our case, and the Real Estate Board of Greater Baltimore has pronounced a new non-discriminatory ethic in negotiating sales and has urged the removal of race labels in real estate advertising.

Meanwhile, our sale-rent program, pursued with the cooperation of several brokers, includes both the listing of houses and assistance to home-seekers in integrated neighborhoods, including Baltimore County neighborhoods where opportunities are for the first time available.

P.3. article available

THE WEST MT. AIRY NEIGHBORS

7139 Cresheim Road · Philadelphia 19, Pa.

Phone · Chestnut Hill 2-1196

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Executive Secretary
Mrs. Mel M. Steele

June 1963

NEWSLETTER

PICNIC

Watch for a flyer early in July, but mark the date on your calendar now!. The West Mt. Airy Neighbors will hold a picnic on Saturday, July 13, to celebrate our 5th birthday anniversary, and to pay tribute to George Schermer, one of our founders and former executive director of the Philadelphia Human Relations Commission. It is significant that the first meeting to discuss the organization of WMAN was held in Mr. Schermer's home in July, 1958.

The picnic will be held at Monastery Meadow in Fairmount Park from 5 to 8 PM. The Meadow can be reached by the second road to the right off Kitchens Lane. Continue over the small bridge and up the hill to the Park Guard stable.

We are all asked to bring our own prepared meals (there can be no cooking out), but free softs drinks will be supplied. There will be no rain date, so let's hope for lovely sunshine!

MEMBERSHIP PARTICIPATION PLANNING COMMITTEE

This new committee, using the above name temporarily, is an outgrowth of the good will and warm friendships created during our Foreign Students' Weekend. It is the simple hope of the committee that through social and community activities, all of our membership, old and new, may get to know each other. This idea can and will be extended to all age groups within WMAN.

Mrs. Martin S. Barol is chairman and the following are members of the committee:

from the general membership:

Mrs. Richard Bansen
Theodore Levine
Jerome Stone -- William Warner

from the board:

Jerome Bernstein
Lewis Tanner Moore
Nellie Roulhac

Matthew Bullock, Jr.
Marechal-Neil Young

consultants:

Robert Anderson (Membership Chairman)
Walter Omans (Youth Services Chairman
John McNelis (Community Relations Ch.
Henry Wells (President)
Ruth Steele (Executive Secretary)

A tentative schedule planned for 1963-64:

July	-	Anniversary Picnic
October	-	Annual House Tour
November	-	Barn Dance and Hootenany
January	-	Annual Membership Meeting
February	-	Covered Dish Supper & Community Sing
March	-	Hobby Show
April	-	International Weekend
May	-	open to suggestions

Mrs. Barol and the committee welcome any suggestions for other social events or activities appealing to you, and will be most happy to accept volunteers to serve on the committee. Please call Mrs. Barol at CH 8-4496 or Mrs. Mel Steele at the WMAN office, CH 2-1196.

MEMBERSHIP COMMITTEE

The Board is happy to announce that Dr. Robert Anderson will assume the chairmanship of this committee, replacing Mrs. Ludwig Schiff who is unable to continue in charge. Dr. Anderson was one of the founding members of WMAN and served as Treasurer for four years. He is now a member of the Advisory Board.

Dr. Anderson has prepared a block by block list of WMAN members, so that anyone interested in recruiting can know at a glance the present membership in any block in West Mt. Airy. Further, he is keeping the street lists up to date for membership recruitment purposes. The Membership Committee is being enlarged and an active block by block campaign will be instituted in the near future. Dr. Anderson reminds us to continue our practice of notifying Mrs. Steele, CH 2-1196, of new families moving into the neighborhood so that she can write welcoming letters to them.

Members anxious to work with Dr. Anderson may phone him at VI 8-6801 or call Mrs. Steele, CH 2-1196.

ZONING AND PLANNING COMMITTEE

Louis E. Levy, Esq., chairman, reports:
1) that at a Zoning Board hearing recently, a request for a variance at 7 W. Phil-Ellena St. for the storage of pretzels, was denied WMAN had opposed granting the variance. The advisability of supporting a use variance on this site as a one-man cabinet-making shop is being considered by the Zoning Committee.

2) that the problem of up-grading the zoning of the Germantown Steam Co. property will be given to the Committee for study. Mr. Levy said that he would appreciate suggestions from WMAN members

for the use of this property. He can be reached during the day at PE 5-5266 or call Mrs. Steele at the office, CH 2-1196.

CITY AND PUBLIC SERVICES COMMITTEE

Mr. Richard P. Bansen, chairman, reminds us of the next meeting planned by the Germantown Community Council on the renewal program for Germantown. It will be held on Thursday, June 27 at 3 PM in the headquarters of the Community Council in Vernon Park.

WMAN joined Allens Lane Art Center in sponsoring a previous meeting on this subject at the Art Center on June 17.

The Railroad Stations Committee, formed as a sub-committee, with Donald Scott as chairman, had a preliminary meeting recently. The group has been formed to study the problem of the neglected grounds at Allens Lane, Carpenter Lane and Upsal stations of the PRR. Mr. Scott tells us that the committee already has members who commute from Allens Lane and Upsal stations, but needs people who commute from Carpenter Lane. If you can serve, please call Mrs. Steele. The committee is presently contacting community organizations in Chestnut Hill for an exchange of ideas and to obtain information.

YOUTH SERVICES COMMITTEE

According to Dr. Walter Omans, chairman, calls for help from the Youth Employment Service have increased enormously this spring. Most of the calls to Mrs. Marion Darmstadter, VI 8-1352, have asked for gardening and yard work, while those for baby sitting are running a close second.

The Employment Service has a list of energetic, conscientious teen agers who can all the jobs you have been putting off yourself; cleaning nearly everything, grass cutting, painting, mother's helpers. You'll be glad to know that the Service continues throughout the summer, so be sure to call Mrs. Darmstadter, VI 8-1352.

Dr. Omans is asking for more volunteer teen-agers for the Service, since those on the list are using all of their available time on present calls. If you have youngsters between 14 and 18, or know of any who can use extra money, please have them call Mrs. Darmstadter.

PUBLIC RELATIONS COMMITTEE

Mrs. Bennett O,Stalvey, chairman. The West Mt. Airy Neighbors congratulates Mrs. Stalvey on her warm and enlightening article which appeared in the Sunday Bulletin Magazine, May 19. The title was "We Moved to an Integrated Neighborhood". We are glad to have Mrs. Stalvey as an active member, as well as a neighbor.

A local real estate agent has reported that four white families have contacted his firm because of the article and are currently looking at houses in our area. At least four more white families have expressed interest in future location in West Mt. Airy

REAL ESTATE PRACTICES COMMITTEE

Mr. Edward Lavin, chairman, informed us that seven or eight families in the 300 block of Wellesley Road have recently received cards of solicitation for their homes. In line with WMAN practice, Mrs. Steele has written to the families offering the use of our "Don't Call us - We'll Call You" form and has received requests for the form.

Mr. Lavin reports that another broker in the area has been added to the list of those who have signed the WMAN policy statement regarding real estate ethical practices.

VERNON FAIR

Mrs. Howell Heaney, chairman of the WMAN Booth Committee, expressed pleasure with the success of the booth. A great deal of interest from local residents and others was shown in the tapestry and other exhibits.

ANNOUNCEMENTS

1) Mrs. Maurice C. Clifford, one of our members, has brought to our attention an organization called The Experiment in International Living. This group, with headquarters in Putney, Vermont, sponsors an exchange program sending some 1500 persons abroad each year, and bringing a similar number to the United States. Visitors here live with families not as guests but as members of the family, from August 15 to September 15. Ages range from 19to 35 years. If any of you are interested in learning more about the program, or in being a host family, please call Mrs. Clifford (whose family plays host itself) at VI 8-1969.

2) A Department of Health Multi-Phasic Screening Clinic has been opened at the Germantown office, 131 E. Chelten Avenue. The clinic offers a great many tests to the public, free of charge. You may phone for an appointment by calling the clinic at VI 8-6500.

3) The National Conference of Christians and Jews will feature West Mt. Airy in their Summer Regional Workshop as a model integrated community. Their subject, "Rearing Children of Good Will" will be explored during a field trip on Wednesday, July 24, to our area, where 60 participants from various parts of the country will meet at the home of Mrs. Bennett O. Stalvey, Jr. to hear orientation comments by Mrs. Beatrice Chernok, principal of the C.W. Henry School, and the Rev. Leonard Smalls. The group then will break up into smaller units to form discussion groups at the homes of six WMAN members. A short visit to the Allens Lane Day Camp will be included.

BE SURE TO PUT OUR PICNIC, JULY 13, ON YOUR CALENDAR RIGHT NOW!

Editor: Jane Tarin

WHEN YOU HAVE FINISHED THE NEWSLETTER, WON'T YOU PASS IT ON TO A NEIGHBOR WHO HAS NOT YET JOINED WMAN?

NEWSLETTER

WILLIAM BOUCHER, III
President
EDWARD L. HOLMGREN
Executive Director

BALTIMORE NEIGHBORHOODS, INC.

Room 1025, 10 Light Street,
Baltimore 2, Maryland
SAratoga 7-3194

...and neighborhoods are people.

NEW ADDRESS: ONE CHARLES CENTER (ZONE 1)

Vol II No. 3 - August 1963

ACTION FOR TROUBLED PEOPLE

In his television address to the nation on June 10th, President Kennedy reported that in the previous two weeks over 75 cities had taken steps to desegregate public facilities. This came to pass, of course, as a result of the demonstrations and protests in many parts of the country which dramatized the unwillingness of Negro citizens to accept further postponement of their rights. The protests have at last frightened into action the white majority - some of whom have been pleased to maintain "white supremacy", and some being indifferent or lazy, but many of whom paid lip service to the concept of equality while permitting others to carry the ball.

Now it has become clear that others cannot carry the ball alone. Even the stunning changes that the year 1963 have wrought are by no means enough to meet today's reality, and every decent American must come to recognize this.

Many people who are troubled by the spectre of racial discrimination and profoundly wish to see the day when equal rights are available to all have not themselves done anything to bring about this end. It may be that they have not known what to do.

It is to these people that we would like to urge a program of activity, here and now, which will open to the Negroes of the Baltimore area new opportunities in housing. Lacking the increased budget needed to enlarge our staff, Baltimore Neighborhoods is sorely in need of a corps of volunteers to undertake responsibility for a special project to secure suburban housing for Negroes.

This is important work: our efforts to maintain stabilized integrated neighborhoods in the city cannot succeed in the long run without an increase in the Negro housing market throughout the metropolitan area. The city could become one enormous ghetto as white people move into the counties, an outcome of which would profoundly affect the economy of the city and impair our costly urban renewal program. Moreover, racial patterns in housing largely determine the extent of segregation in public schools and other institutions.

The main issue at stake, however, is the Negro's right to buy any home he can afford. Deprive him of this right, commit him to slums or ghettos and we take from him a part of his motivation to struggle up the economic and educational ladder and much of his sense of loyalty and responsibility to his community. If the white citizenry is to feel justified in sharing its world with the Negro only when he has become "acceptable", then, to be consistent, it must cease to block him from the decent integrated housing and other advantages that will help him to become acceptable and accepted.

(Continued from Page 1)

What kind of a program can volunteers undertake to open suburban neighborhoods to Negroes? We can learn much from observing the programs recently initiated in other cities which are operated by volunteers. In over fifty Boston suburbs as many committees are active in bringing white sellers and colored buyers together. They have federated into a greater Boston council, but each local group carries out its endeavor autonomously. A San Francisco organization has used both advertising and non-discriminatory multiple listings with considerable success. In Yonkers, where a fair housing law exists, volunteers now act as a vigilance committee to make sure of landlords' and sellers' compliance; however this same vigilance was previously applied to make brokers operate within the ethical code of the local real estate board and the licensing regulations of the real estate commission. (Baltimore City brokers are also regulated by Ordinance 502). In Montgomery County, Maryland, an active fair housing organization seeks and lists both houses and buyers and prepares neighborhoods to accept Negro residents. Three recent sales to Negro families in all-white communities have been negotiated with this organization's assistance.

The activities of Yonkers and San Francisco, suburban Washington and Boston suggest what might be done in the neighborhoods around Baltimore. Many people have asked us what they can do to help either to stabilize or to integrate their communities; if these and others would volunteer to staff a suburban program we could be well on our way.

IDLEWOOD CIVIC & HOME IMPROVEMENT ASSOCIATION JOINS BNI

On a rainy Sunday afternoon, July 14th, three hundred and fifty residents of Idlewood* attended a meeting of their neighborhood association to discuss the implications of the purchase of a home therein by a Negro family. The principal speaker was the Director of Baltimore Neighborhoods, and his message concerning the calm acceptance of this change was supported by the association's president and other representative community leaders. No negative comments were expressed to the meeting as a whole. The Idlewood Association has become a member of BNI.

*The boundaries of Idlewood are The Alameda on the West, Loch Raven Blvd. on the East, Northern Parkway on the South and the City limit on the North.

EXPANSION OF EXECUTIVE ORDER

"The restricted scope of the President's Executive Order [prohibiting discrimination in housing with federally insured mortgages is believed to have been] determined by political considerations, not legal ones. Now is the time for political considerations to dictate expansion of the order to include coverage of all banking institutions supervised by the Federal government as well as all existing housing aided in any way by the Federal government...

"Coverage of financial institutions is particularly important now, since mortgage money is so plentiful that there is increasing tendency on the part of the builders to 'go conventional' and not use FHA or VA...

"Letters [should be sent] to President John F. Kennedy <u>immediately</u>, urging him to expand the coverage of the Executive Order on Equal Opportunity in Housing, to cover all banking institutions supervised by the Federal Government, as well as all existing housing aided in any way by the Federal Government..."

Memorandum from the
National Committee Against Discrimination in Housing

RESEARCH ADVISORY COMMITTEE PROJECTS

Three projects of the Research Advisory Committee have recently been completed and have produced some interesting results.

A. The first was a survey of white families who have moved into racially mixed neighborhoods. Questionaires were sent to over one hundred such households and fifty-six completed forms were returned. Although we believe that the sample is not representative of all households in mixed neighborhoods, the results may be considered valid at face value, that is, as fifty-six case histories.

Twenty-two of the toal households were in Bolton Hill, not considered by many of the residents to be a truly integrated neighborhood. Three-fourths of the households heads were under 40 years old, four-fifths held professional or administrative jobs; over half made in excess of $10,000, only two of the males had not had some college education and over half had graduate degrees, nearly two-thirds were Protestant and most of the rest were Jewish.

In general, they moved into their present neighborhoods because they liked the atmosphere, the convenience, the specific house or the financial saving, i.e. for the same reasons that motivate others. Few mentioned integration as a reason for their choice; few sought integration and few were apprhensive about it.

B. The second project was the analysis of answers to a question which appeared in an omnibus market survey. The question was "What do you think most people in [neighborhoods where colored people are moving in for the first time] will do about this nowadays - will they [immediately] leave or will they wait and see?"

Those whose answers indicated the greatest readiness to move out quickly were the home-owning younger families with children, whose incomes were between $4,000 and $10,000. Almost half of the total number believed that "most people" would move out precipitiously. Of the remainder, many expressed tendencies in that direction but answered that they would "wait and see", which suggests that activities in crucial areas such as BNI initiates may determine whether they stay or go.

It was deemed important that the number who anticipated an immediate exodus as soon as Negroes arrived was less than half the respondents. Contrary to generally accepted opinion, not all white people are determined to reject residential integration under any circumstance.

C. The third Research Advisory Committee project has been an investigation by Dr. Homer Favor into the possibility of a market analysis survey of nonwhite housing demand in metropolitan Baltimore. Dr. Favor has evolved a design for gathering data on demand, supply, family characteristics, family attitudes regarding housing, and attitudes of builders and other suppliers of housing. The design has been approved by the Committee and a grant will be sought with which to launch the study. In addition to filling Baltimore's need for information, the project may provide guidance to other cities.

THE DIXON FAIR HOUSING ORDINANCE: AN ANALYSIS

Councilman Dixon introduced Ordinance No. 1 on May 27th. The ordinance has been referred to the Baltimore Urban Renewal and Housing Agency and the Equal Opportunity Commission for comment and recommendation. It has also been referred to the Council Committee on Judiciary. To date, no action on the ordinance has been taken by any of the foregoing bodies. It is our understanding that the Council will consider the bill after the summer recess in late September. BURHA is preparing a staff report which will be submitted to that Commission soon. The Equal Opportunity Commission is studying the ordinance and will take action at its August meeting.

ESSENTIAL PROVISIONS

Purpose of the Ordinance

To prevent and eliminate practices of discrimination in rental, sale, purchase, or financing of residential housing because of race, color, religion, ancestry or national origin.

Principal Acts Forbidden By the Ordinance

It shall be illegal because of race, color, religion, ancestry or natural origin:

1. To deny an equal opportunity to purchase, sell, lease, sub-lease, rent, assign or otherwise transfer or refuse to negotiate on any of these matters or to represent that such property is not available for inspection when it is so available.
2. To discriminate in the terms, conditions or privileges in the use or occupancy of a housing unit.
3. To discriminate in the furnishing of any facilities or services of a housing unit.
4. To deny financing, mortgage, loan guarantee or other funds for the purchase, construction, rehabilitation, repair or maintenance of any housing unit or housing accommodation.
5. To publish or circulate any notice, statement or advertisement, or to announce a policy, or to use any form of application, or to make any record or inquiry which specifies any limitation or discrimination.
6. To obstruct or prevent enforcement or compliance with this ordinance.

Against Whom a Complaint May be Filed

1. Any real estate broker, salesman or agent; (2) any owner of five or more dwelling units, whether or not contiguous; (3) any lending institutions; and (4) any person who participates, obstructs or prevents enforcement or compliance with the ordinance.

Who May File A Complaint

1. An aggrieved individual or 2) the Equal Opportunity Commission on its own motion.

To Whom the Ordinance Does not Apply

1. Religious institutions and organization and owners of less than five dwelling units.

STATE FAIR HOUSING BILL

Delegate Mitchell has presented a state fair housing bill which will be considered by the Legislative Council within the next few months. It is similar to the Dixon Ordinance, differing chiefly in its coverage of multiple dwellings. Owners of multiple dwellings containing three or more units, or ten or more contiguous single or two-family dwellings must comply.

THE REAL CHALLENGE OF NEW REAL ESTATE BOARD POLICIES

At the recent annual meeting of the National Association of Real Estate Boards in Chicago, two statements were made of interest and concern to Baltimore Neighborhoods, Inc. The first was a so-called property owner's declaration of rights, which proclaims the freedom of every property owner to dispose of or lease his property without "legal interference". The second is a policy statement of the rights of "Realtors" (members of local Real Estate Boards) to enter into broker-client relationships with persons of any race, creed or ethnic group and the obligation to determine the suitability of real estate transactions on grounds other than race. It includes a condemnation of block-busting and "panic selling".

The National Association of Real Estate Boards has been moving toward this second position for a number of years, and Baltimore's local board made a strong policy statement covering this point in June of 1962. The 74,000 individual members of the National Association, including the 1700 local members, are expected to adhere to the Board's policies, so this directive could be used advantageously by them to increase housing opportunities for Negroes in all parts of the Baltimore region.

Unfortunately, only a relatively small percentage of licensed real estate agents are associated with the Boards, and past observation indicates that blockbusting is carried on almost exclusively by non-members. An additional problem lies in the final power of decision that rests with the property owners which the NAREB is reluctant to have limited: if the owner wishes to discriminate in the sale or lease of his property his word is law. This concept is made clear in the "property owner's bill of rights".

We cannot depend, therefore, on the new ethical position of the NAREB or the local Board for a broad increase in the availability of housing for minorities, although unquestionably they are steps in the right direction. Brokers working for the rights of Negroes to live wherever they choose will be supported by such actions to some extent, but how can they overcome the prejudices and fears of property owners and the avarice of blockbusters?

A fair housing ordinance has been proposed for Baltimore (see page 4). It is similar in scope and intent to laws adopted in five other cities and thirteen states. This ordinance will undoubtedly generate much debate, pro and con, in the community. Can those who recognize the dangers of continued housing discrimination and segregation come up with a voluntary, self-enforced program within the industry and community as an alternative to fair housing legislation?

GIFT FROM THE ARCHDIOCESE

Baltimore Neighborhoods, Inc. was most gratified to receive in May a generous contribution to its work from the Catholic Archdiocese of Baltimore. In making the presentation, the Archbishop expressed his intense awareness of the urgency of our work.

A REQUEST

Do you have friends or business associates who would like to read of BNI activities? Send their names to us and we will put them on our mailing list. Also, if you anticipate change of address, please let us know.

SALE-RENT ACTIVITIES FOR 1963

A small but fairly steady number of requests for assistance in selling or leasing, buying or renting homes comes to Baltimore Neighborhoods. In each case, if we do not by chance have some direct help to offer, we refer the request to one of the real estate brokers who cooperate with us. Every effort is made to follow-up on each until a satisfactory solution is found.

Our records show the following picture of sale-rent activities during 1963:

Requests for Housing

	Total Requests	Housing found by or thru BNI	Housing found thru other resource	Home Not Yet Located	Decided Not To Move	Homeseekers from out-of town
Total	22	5	7	8	2	8
White	15	3	5	6	1	6
Non-white*	7	2	2	2	1	2

* Of seven "non-white", 5 were Negro, 2 East Indian.

Requests to find Buyer or Tenant from white property owners

Total Requests*	Buyer/tenant found with BNI help	Buyer/tenant found thru other resource	Still Available	Withdrawn from Open Occupancy Market
20	5	5**	9	1

* This total does not include listings received from Sale-Rent Committee representatives in BNI member neighborhoods.

**In one transaction, a white owner-occupant rented apartment to Negro tenants.

Baltimore Neighborhoods, Inc.
Room 312, One Charles Center
Baltimore, Maryland 21201

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F. Joseph Stokes, Jr.

Executive Secretary
Mrs. Mel M. Steele

September, 1963

NEWSLETTER

House Tour:

A deep feeling of dedication, unswerving diligence, together with yeoman amounts of imagination and tact, combine to make the Third Annual House Tour of West Mt. Airy Neighbors a memborable one. The modernization of old homes is the theme of the Tour, to be held on Sunday, October 20 from 1 to 5 P.M.

One home, white stucco with both English and Frnch Provincial architecture, includes new features such as a swimming pool, modern paintings and Oriental sculpture, typified by a small plaster horse. The furnishings of the home include old dowry chests. You will see, too, a remodeled carriage house containing a huge fireplace, a weather vane used as a dining room light, and a kitchen built by Amish workmen.

Another, nearly 100 years old, a row house you have passed every day, was re-designed by a well-known Philadelphia architect, Horace Schoppe Here, the kitchen has been placed in the front of the house, so that the living room can overlook a lovely garden in the rear. These are only three of the unusual and yet typical homes in our green West Mt. Airy.

Tea will be served at the home of Mr. and Mrs. Harry S. Galfand, 502 W. Allens Lane from 3 until 5 P.M. The Hospitality Committee will welcome contributions of home baked bread for the tea. Please call Mrs. Graham Finney, Ch 7-3262, if you can help out in this way.

You will find enclosed the brochure of the House Tour listing all the homes open to the public, with a map of Mt. Airy showing the location of the houses. Be sure to take this with you on the Tour.

We have also enclosed two tickets. You may send a check or money order for these to the House Tour Treasurer, Mrs. James Boyd, 609 W. Cliveden St., Phila. 19, Pa. Please make checks payable to West Mt. Airy Neighbors. Tickets may be bought at any of the houses during the Tour.

Members of the House Tour Committee are: Mrs. H. J. Heaney and Mrs. Maurice Clifford, Co-Chairmen; Mrs. Melvin Bank, Mrs. Victor Crown and Mrs. William Suckle, House Selection; Mrs. Julian Saltz, Mailing; Mrs. James Boyd, Treasurer; Mrs. Harry Kownatsky, Secretary; Mrs. Graham Finney, Hospitality; and Mrs. Ashley Halsey, Publicity.

Remember: WMAN HOUSE TOUR
Sunday, October 20, 1963
1 to 5 P.M.

Membership Committee:

Organized and led by Dr. Robert Anderson, Chairman, the Membership Committee will undertake a massive educational campaign of West Mt. Airy on Sunday, October 6th. Members will visit every household in the area, explaining the services of our organization and encouraging non-members to use our resources. It is hoped that increased membership will follow from this new approach. Dr. Anderson can be reached for information at VI 4-6801.

Zoning and Planning Committee:

Louis E. Levy, Esq. reports that his committee has been unusually busy over the summer months. The committee has opposed two zoning actions with one refused and one granted by the Zoning Board; and supported three proposed changes, all of which were granted by the Board.

The committee appreciates the help of those residents who have been so alert to report zoning notices posted on buildings. Most of this summer's action was begun even before WMAN received official notice from the City Zoning Alerting Service. Mr. Levy makes the special request that each of us continue to report to Mrs. Steele, at CH 2-1196, as soon as we see Zoning notices posted on any property. This will enable the committee to begin action on proposed changes more quickly.

City and Public Services Committee:

Mr. Richard Bansen, Chairman, has made a study of the Housing Code enforcement under the jurisdiction of the City Department of Licenses and Inspection. He has asked all members of WMAN to make a special effort to be on the look-out for signs of serious deterioration of homes and to report these to Mrs. Steele at CH 2-1196. She will turn this information over to Mr. Bansen for consideration. Mr. Bansen made the point that multi-families in a one-family dwelling come under the jurisdiction of the Housing Code.

Railroad Stations Committee:

Mr. Donald Scott, Chairman, has been in contact with a representative of the Pennsylvania Railroad on the problem of the neglected grounds and lack of repair at the Allens Lane, Carpenter Lane and Upsal stations. The complete program is being worked out within the committee and the the Railroad, pointing to final action in the Spring.

Youth Services Committee:

Calls for teen-age help to the Youth Employment Service during the summer increased so satisfactorily, according to Dr. Walter Omans, Chairman, that the total working time was equal to that of 16 full time jobs. A number of our member- employers have been so pleased with the teenagers hired that they have continued to call on them for other types of work.

Just a phone call to Mrs. Marion Darmstadter, VI 8-1352, will bring you a baby sitter, basement cleaner, garden worker, painter, odd job man, car washer or what have you. Be dure to call the Employment Service when your Fall Housecleaning beings to get you down.

Community Relations Committee:

Mr. John McNelis, Chairman, tells us that many WMAN members have expressed a desire to contribute to the fund being raised by the Friends Service Association for Mr. and Mrs. Horace Baker, the first Negro family to move into Folcroft. He recommends that those of us who wish to donate, make checks payable to West Mt.Airy Neighbors-Baker Fund, and mail them to Mrs. Mel Steele, 7139 Cresheim Road, Philadelphia 19, Pa. She will forward them to the Assocaition handling the fund.

* * * * * *

KEEP ON THE LOOKOUT FOR ZONING NOTICES AND SIGNS OF HOUSING DETERIORATION AND CALL THE WMAN OFFICE, CH 2 - 1196 WITH YOUR INFORMATION. WE NEED YOUR HELP!

Public Relations and Publicity Committee:

Seventy members of the National Conference of Christians and Jews visited six homes of WMAN members on July 23 as part of their leadership training workshop, according to Mrs. Bennett O. Stalvey, Chairman. The members, who came from New England, New York, Pennsylvania and sections of the south, asked questions of West Mt. Airy residents, and discussed probelms relating to integration here and in their home areas. Mrs. Stalvey informed us that a reporter from Woman's Day, a national magazine, attended the workshop in preparation for an article which will appear in a December issue of the magazine.

Further publicity on the Conference's workshop here appeared in the Sunday edition of the New York Times, September 22. We are sure our members will be interested to know that the Community Relations Bureau of the American Jewish Congress has reprinted Mrs. Stalvey's article "We Moved to an Integrated Neighborhood" (Sunday Bulletin, May 19, 1963), and is distributing it around the country.

West Mt. Airy received additional publicity when some of our members appeared on a panel discussion over WIP Radio on Sunday evening, September 15. The program was titled "The Shame of Delamr Village". Those who participated from West Mt. Airy included Reverend Leonard L. Smalls, Mrs. Malcolm Berkowitz, Mrs. Bennett Stalvey, and Mr. John McNelis.

The Board of WMAN announces regratfully that Mrs. Stalvey will be unable to continue as Chairman of the Public Relations Committee because of other commitments. We welcome Mr. Joseph McLaughlin, long time member of the Board and one of the founders of our organization who will become the new chairman of this committee.

Schools Committee:

Ralph Bieber, chairman, announces that WMAN has joined the local Home and School Associations and several local civic organizations in sponsoring a Town Meeting on October 16 at 8:15 PM in the auditorium of the Henry School. The purpose of the meeting is to bring our local Councilmanic candidates together with a representative of the Board of Education,a spokesman for local citizenry and a moderator in a panel discussionof School Needs and Finances, in view of the new financing policy of the school system. A flyer with further information is enclosed and WMAN urges all those concerned with our public school system to attend this public meeting.

Real Estate Practices Committee:

Mr. Edward Lavin, Chairman, said that over the summer his committee was instrumental in the removal of a half dozen "SOLD" signs which had remained up over the seven day limit. Each sign was removed within 48 hours of notification to the realtor.

Activities Committee:

This committee, originally called the Membership Participation Planning Committee, chaired by Mrs. Martin S. Barol, held its first function on July 13. Over 200 WMAN members attended a picnic in Monastery Meadow to honor Mr. George Schermer and to celebrate our organization's fifth anniversary.

According to Mrs. Barol, our members can next meet and socialize sometime in November at a Barn Dance and Hootenany. The details on this will be available soon.

Editor: Jane Tarin

* * * * * *

KEEP ON THE LOOKOUT FOR ZONING NOTICES AND SIGNS OF HOUSING DETERIORATION AND CALL THE WMAN OFFICE, CH 2 - 1196, WITH YOUR INFORMATION. WE NEED YOUR HELP!

WEST MOUNT AIRY HOUSE TOUR

Sunday, October 20, 1963
1 to 5 P.M.

Enjoy "open house" at interesting homes in this exciting area between Germantown and Chestnut Hill ... a neighborhood of truly suburban living within minutes of downtown Philadelphia.

See what has inspired others to move to this charming and unique section ... see a remodeled barn ... how they have modernized old houses ... and how they have built modern homes in an old-world setting.

A 334 W. Allens Lane. Miss Grace Slocum. Originally a 3-room old weaver's cottage, considerably expanded for gracious modern living, with a lovely garden.

B 502 W. Allens Lane. Mr. and Mrs. Harry Galfand. A large rambling home designed in 1913 by Robert Rodes McGoodwin, set on three acres of wooded lawn and fruit orchards.

Dave + Joan

C 7321 Elbow Lane. Mr. and Mrs. David Wallace. In picturesque French Village, a large house of Norman architecture interestingly decorated with a combination of old and new.

D 707 Allens Lane. Mr. and Mrs. Jean ? Joseph. Large old barn excitingly redesigned and remodeled by the owners to express their unique interests and activities.

E 819 Carpenter Lane. Mr. and Mrs. Walter Kirschner. Turn-of-the century house completely transformed inside structurally by its owners and decorated with an unusual flair for color and contemporary design.

F ~~6798~~ 6709 Wissahockon Avenue. Mr. and Mrs. Oscar Bregman. Surprising combination of spacious contemporary architecture with traditional furnishings and lovely antiques.

G 1017 W. Hortter Street. Mr. and Mrs. Louis E. Levy. Small functional contemporary home charmingly designed for easy living for family with young children. Lou + Jane

H 119 W. Cliveden Street. Rev. and Mrs. Walter C. Wynn. Small carriage house and stable remodeled with African wood panelling and objets d'art; repeated from '61 tour by popular request.

* * * * * *

A complimentary tea and home-made breads will be served at the Galfand residence.

Please protect our lawns and floors by not wearing spike heels.

Tickets available at individual homes, or call VI8-1969 or CH8-3454. Price $1.00.

Map of homes on reverse side.

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GERMANTOWN
MT. AIRY
MT. PLEASANT
AVE.
RURAL
BRYAN
ALLENS LA.
ALLENS LANE STA.
DURHAM
MOYER
CARPENTER STA.
QUINCY
WESTVIEW
PHILLELENA
EMLEN
PELHAM
MORTIMER
SHARPNACK
WEAVER
CHESTNUT HILL
UPSAL
GREENE
JOHNSON
WAYNE
LINCOLN
DRIVE
P.R.R.
ROSEMAND
ECHO
GLEN
ST.
MT. PLEASANT
ROAD
WILLESLEY
DURHAM
AVE.
CHESTNUT HILL
CALLUM
VALLEY RD.
ST. GEORGES
ALLENS
MT. AIRY
SHERMAN
ROAD
WISSAHICKON
N. MT. PLEASANT
ELLET
SEDGWICK
CARPENTER
SHERMAN
WAYNE
WESTVIEW
SCOTTSWORTH LANE
KITCHEN
SPRINGSANDS
MORTIMER
CLIVEDEN
JOHNSON
PARK LANE
KINGSLEY
HAGEN
WALNUT
LANE
WISSAHICKON
CREEK
ST. MARTINS

20 Families Move in

Suburbs Opening for Negroes

By Robert E. Baker
Staff Reporter

The door that has barred Negroes from the Washington suburbs has opened slightly in Montgomery County.

Some 20 Negro families have moved into formerly all-white suburbs of the County in that many months. Twelve of the families were helped by Surburban Maryland Fair Housing, Inc.

Some of the Negro move-ins caused a flurry of shock and resentment among neighbors; others went off without a ripple. But as far as the housing group knows, there has been no panic selling among white neighbors.

The results have encouraged the housing group, a volunteer organization formed in November, 1962, to assist in the orderly transition from all-white t oopen occupancy suburbs.

Fair Housing Inc. is one of a growing number of grass roots organizations now working on the problem throughout the Nation, spurred on by President Kennedy's executive housing order.

David L. Lawrence, chairman of the President's Committee of Equal Opportunity in Housing, inaugurated a new program of cooperating with such orga izations, by speaking to a pu'lic meetin sponsored by Fair Housing last night.

The drive for open occupancy in housing is considered one of the more emotional aspects of the civil rights movement. A Louis Harris poll published by The Washington Post on Thursday showed that 51 per cent of white Americans object to the prospect of a Negro family living next door.

In his speech, Lawrence called on the suburbs to lead the way to full citizenship rights for all Americans.

Part of Larger Issue

He said most suburban households have thought of the possibility and the inevitability of having a Negro as a neighbor. But the racial problem, he said, is only part of the ultimate issue and challenge posed by economic deprivation and dim hopes of millions of Americans.

"Too long has the citizen of suburbia pondered the issue and the challenge, discussed them bravely among friends, stared into the night while measuring them against the limits of his conscience," said Lawrence. "Too long has the call for action been muted in a downtown slum, never carrying over the city line.

"Now the time has come to move—to rally and be rallied. The suburban resident—confident, resourceful, independent, the hard core of American spirit—he is the one to help lead the way."

The Fair Housing group capitalizes on Montgomery County's pride of being among the Nation's top communities in education and income.

"Ideal Circumstances"

"If nondiscrimination in housing cannot be accomplished here in ideal circumstances, then where can it be accomplished?" asks the Rev. J. Wiley Prugh, pastor of St. Andrews United Presbyterian Church in Rockville, who is president of Fair Housing Inc.

The dozen Negro families who have moved individually into white communities with the help of Fair Housing Inc. involve eight house sales, three house rentals and one apartment rental. The Negro residents include professors, educators, a physician, a researcher, a dressmaker and Government employes. They have moved into various subdivisions that sprawl around Takoma Park, Silver Spring, Rockville and Bethesda.

Sale prices have ranged between $14,500 to $31,000.

One of Fair Housing's major tasks is to thwart rumors, panic and myths that are quick to spread among whites when a Negro moves into the neighborhood.

Case Cited

When a Negro computer analyst bought a $21,000 house in one Montgomery suburb and moved in, rumors went wild in the community. Whites said the NAACP had bought new furniture for the Negro family. They said the Negro had paid $3000 to $10,000 more than the FHA appraisal.

A policeman down the block planned to turn his house over to resentful whites for protest meetings.

Fair Housing Inc. went to work. Mr. Prugh prepared a fact sheet on the Negro family, showing that the house was bought at the FHA appraisal price. The leaflet was distributed among the white neighbors by the local government.

Top officials called in the policeman and expressed their displeasure at his role. No protest meetings were held at his house. The flurry subsided.

Opposite Situation

In another case, a neighborhood party was held for the prospective Negro family. When the family finally moved in, it was so besieged with gifts of food from white neighbors that the housewife didn't have to cook for several days.

When the owner of an 18-unit duplex apartment decided on an open occupancy policy, the resident manager went to the white tenants to implore them not to move, only to find out they had no intention of moving. Five tenants went to the trouble of sending notes of support and congratulations to the owner, and a Negro family moved into a $155-a-month apartment without trouble.

In one subdivision, two houses in the same neighborhood went up for sale at the same time. A Negro family moved into one. The real estate agency handling the other house told the owner he would have to take a $2000 loss on his home.

Got His Price

The owner said he couldn't afford to do that and insisted on the original sales price. He got his price from a white family that later sold the house to another white family for $2000 more than they paid for it.

In another area, a white woman still adamantly resents the Negro family which moved next to her some time ago. But the Negroes have turned their home into a horticultural showplace, and the white neighbor engaged a nursery to fix her yard up to keep pace.

Fair Housing Inc., has high praise for the growing number of real estate firms that are helping to stabilize newly desegregated communities by refusing to handle panic sales by whites and by refusing to sell too many homes to Negroes in one area.

More and more, said Mr. Prugh, community leaders and local officials are taking the responsibility to see that desegregated housing occurs without incident.

30 Committees

Fair Housing Inc. now has 30 community relations committees in suburban Montgomery communities. These committees carry out educational programs on the neighborhood level.

When a homeowner places his house for sale, a committee urges him to sell it on an open occupancy basis. If he agrees, his house is listed with Fair Housing Inc. Another list is kept of prospective Negro buyers, some furnished by Negro real estate agents.

The housing group gets the buyer and seller together. So far, it has witnessed no rush by Negroes to buy suburban homes. It has concentrated in Montgomery County but plans activity in Prince Georges soon.

The Fair Housing board of 24 persons consists of bankers, teachers, clergymen, businessmen and others. All are realists. They realize that a dozen Negro move-ins is a small break-through. They are encouraged by the white acceptance so far. They hope this is significant for the future.

American Friends Service Committee 160 North 15th Street, Philadelphia, Pennsylvania 19102

F.Y.I.

THIS IS WHAT ONE BOARD OF REALTORS IN NEW JERSEY HAS DONE - - TO REDUCE PANIC - SELLING . . .

BOARD OF REALTORS OF THE ORANGES AND MAPLEWOOD
INCLUDING
LIVINGSTON, MILLBURN, SHORT HILLS AND SPRINGFIELD

EXECUTIVE OFFICES: 2101 MILLBURN AVENUE, MAPLEWOOD, N. J.
TELEPHONE SOUTH ORANGE 3-5450

It has come to our attention that a member of a minority group has recently purchased a home in your neighborhood.

We would like to call your attention to the fact that experience has shown that unwarranted alarm and panic, and not the presence of a particular family, has been the cause of depreciated property values. We urge that the treatment accorded this new family be no different from that accorded any new family coming in to your neighborhood.

The purchase of a property by a member of a minority group invariably invites unscrupulous Real Estate Practitioners to attempt to profit by the use of "scare tactics" or "block busting".

Block busting is a term that has come into use in recent years -- yet its precise meaning has been difficult to understand. In order that you as a homeowner are aware of its true interpretation I would like to give you our interpretation of the New Jersey Real Estate Commission's definition.

> "A block buster is anyone who solicits the listing or sale of residential property, either in person or by advertisement, on the grounds of loss of value due to the presence, or prospective entry into the neighborhood, of persons of another race, religion or color"

The National Association of Real Estate Boards, of which the Board of Realtors of the Oranges and Maplewood is a member, abhors these tactics; tactics which substitute panic and fear, for reason. In our earnest desire to stamp out this vicious practice, which is a prime factor indepreciating values, I ask that if you have had any unusual activity or pressure to sell by a real estate broker or salesman, particularly in line with the above definition, that you write to me at once so that we may take such action as is necessary to stop this unscrupulous practice.

Sincerely,

Julian Brenner

Julian Brenner
President

IT CAN HAPPEN IN EVERY COMMUNITY IN THE STATE

. . . WHERE CIVIL RIGHTS ADVOCATES PERSIST IN FRANK AND OPEN DISCUSSION WITH LOCAL REAL ESTATE BOARDS

Additional copies available from
NEW JERSEY COMMITTEE
AGAINST DISCRIMINATION IN HOUSING
32 Central Avenue • Newark 2, N. J.

Editorial—Comment

Newark Evening News

NEWARK, N.J., TUESDAY, OCTOBER 8, 1963 * 25

Realtors Launch Campaign Against 'Panic' Home Sales

The Board of Realtors of the Oranges and Maplewood has launched an attack against panic selling of houses when a minority group member moves into a neighborhood.

Julian Brenner, president of the board, announced yesterday the formation of a Neighborhood Relations Committee, headed by R. Herbert Connolly, to work with civic groups in "ironing out the problems that come up when a minority group family moves into a neighborhood."

One of the main purposes of the committee, Brenner said, will be an attempt to stop "block-busting" techniques, "the solicitation by unscrupulous realtors of property on the grounds of loss of value because of the entry into the neighborhood of a minority group family."

Brenner said the board " is interested in orderly integration proceeding" in the Oranges and Maplewood and in "preventing panic and alarm" from setting in and causing a drop in real estate values. He emphasized it was block busting—not the minority group family—that lowers values in an area.

To acquaint residents of the Oranges, Maplewood, Millburn, Livingston and Springfield with the techniques of block busters, Brenner said, two series of letters are being mailed by the board.

One, a general letter defining the blockbusing technique, has been mailed to 100 residents urging them to report to the board any attempts at blockbusting. The letters were sent to families in a four-block area surrounding Northview Terrace in Maplewood, in which about half the families are Negro.

The other has been mailed to residents in Stanley Road, South Orange, and in Gregory Avenue, West Orange—both areas where a Negro has recently bought a home. It urges the treatment "accorded this new family be no different from the treatment accorded any new family that moves into your neighborhood."

"It is unwarranted alarm and panic," the letter continues, "not the presence of a particular family that has been the cause of property values declining."

Brenner said the second letter would be mailed by the board every time a minority group family moved into an area. He added he had received 10 calls from persons receiving the letters. Nine of them, he said were favorable.

Newark Evening News 10/17/63

'Block-Busting' Stand Is Praised

The New Jersey Committee Against Discrimination in Housing yesterday commended the Board of Realtors of the Oranges and Maplewood for its recent action in sending letters to area residents — alerting them against possible "block-busting" tactics by unscrupulous realtors.

The committee hailed the Board of Realtors' move as a "great service not only to the real estate profession but to the community itself." The board's membership includes realtors in Livingston, Millburn, Short Hills and Springfield, besides the Oranges and Maplewood.

The N.J. Committee Against

THE PRESS RESPONDS

Maplewood-South Orange News Record 2/7/63

Realtors deserve praise

The Board of Realtors of the Oranges and Maplewood is to be commended for its attack last month on the practice of blockbusting and on neighborhood panic when minority families move in.

[illegible] letter to brokers and salesme

Newark Sunday News
October 20, 1963

Realtors and Rights

AN ENCOURAGING movement is taking hold in a number of suburban New Jersey communities. Its purpose—at once principled and practical—is to encourage the acceptance of persons as neighbors without prejudice based on color, creed or national origin.

The movement manifests itself in two ways. In some communities individual residents have publicly pledged not to let such considerations influence them either in the sale of their homes or in welcoming new neighbors.

In the Oranges, Maplewood and nearby communities, the Board of Realtors has initiated a campaign against the unconscionable practice of "block-busting."

As one remedy, the Board of Realtors in these communities encourages home owners to report any unusual pressures by salesmen or brokers intent on provoking a sale. It is a measure of sense, precaution and fair play that commends itself to adoption throughout the state and the nation.

A Real Service

West Orange Chronicle
10/24/63

The Board of Realtors of the Oranges and Maplewood has taken a concrete, practical step towards the elimination of one of the worst kinds of discrimination. In a letter sent to residents of neighborhoods where Negroes have bought homes for the first time, the Board has spoken out strongly against fear or panic on the part of homeowners. It has counseled residents against the terrors of "block-busting," that tricky gambit by which unscrupulous get-rich-quick artists bilk the frightened property owner.

"Blockbusting" is an old tactic. It uses the technique of terror on the unsuspecting to deprive him of not only the true value of his property but of his self-respect. When a Negro family moves into a neighborhood which has not had one before, these tricksters go from house to house spreading the gospel of hate in the guise of fear and what they purport to be dropping realty values. By spreading this blanket of fear, they snatch up properties at a fraction of their true value, then turn around and realize a fast buck in a resale.

Statistics have shown that racial mixing in a neighborhood does NOT reduce values. As a matter of fact, as any real estate man will tell you, Negroes usually pay more for the same house than a white family does. If a neighborhood holds fast and does not sell in panicky despair, they usually wake up to find they have new neighbors of dignity who add, rather than detract from the value of their homes.

Now the Realtors have placed out in the open a subject which has been discussed only sotto voce, up to now. In a strong letter, Julian Brenner, 1963 president of the Board of Realtors, has cautioned homeowners against being panicked. His advice will have so much more value, since he does represent those who buy and sell real estate as their profession.

Much discrimination, as any sociologist can tell you, has an economic base. In realty, the truth is never as bleak as the fantasy brought on by fear. By putting the prestige of its organization behind the dissemination of the truth, the Board of Realtors has done a service to the community.

Urban Planning Project

SUBURBAN FAIR HOUSING INC.

A licensed real estate firm dedicated to overcoming discrimination in housing.

November 1, 1963

Philadelphia, Pa.

ORIGIN

Suburban Fair Housing, Inc., a licensed real estate firm practicing non-discrimination, was organized in 1956 under the name of Friends Suburban Housing, Inc. Later the name was changed to indicate a broader base of support.

PURPOSE

Our purpose is to help to establish the principle of non-discrimination in housing. The present widespread practice of refusing to sell a house in the suburban area to a Negro family leads to grave injustice and forces Negroes to live in restricted sections of the city.

It is our conviction that Negroes and members of other minority groups should have the right to buy a house in the neighborhood of their choice. Since this is generally not possible in suburban Philadelphia, Suburban Fair Housing, Inc., was organized as an instrument to serve this purpose. We sell houses to qualified buyers regardless of race, religion or nationality.

Our purpose, we believe, is in harmony with the democratic principles of our country, and in accord with the basic teachings central to our major religious groups—Protestant, Catholic, Jewish.

ENDORSEMENTS

- American Civil Liberties Union—Greater Philadelphia Branch
- Committee on Race Relations and
- Social Order Committee of the Philadelphia Yearly Meeting of Friends
- Community Relations Committee of the American Friends Service Committee
- Office of Church and Society, United Presbyterian Church in the U.S.A.
- Urban League of Philadelphia

BASIC PRINCIPLES

Protestant

"We affirm that racial segregation both in the churches and in society is a violation of the gospel of love and human brotherhood. . . .

"Racial segregation is contradictory to the teaching of Jesus. . . .

"This General Assembly commits itself to achieve as soon as possible a non-segregated society."

—National Council of Churches, 1957

Catholic

We must act to remove obstacles that impede the rights and opportunities of our Negro brethren. We should do our part to see that voting, jobs, housing, education and public facilities are freely available to every American. We can do this in our own area of work, in our neighborhood, in our community.

—American Catholic Bishops' Joint Pastoral, Aug., 1963

Jewish

We . . . reiterate our uncompromising belief in the brotherhood of all men regardless of race and faith. . . . The area of housing discrimination still remains. . . . We . . . urge the members of our congregations to recognize the value of racially mixed neighborhoods, and to accept those of racial minorities who move into their neighborhoods on the same basis as other neighbors.

—Rabbinical Assembly's statement on open housing, May, 1963.

POLICY

Houses

Suburban Fair Housing, Inc., accepts only those listings which are available for sale without discrimination.

Buyers

Preference is given to buyers who need the opportunity most and are unable to buy a similar home through usual channels. We are also interested in finding white families who want to live in integrated suburban neighborhoods. We do not subsidize any families.

Neighborhoods

Housing opportunities are sought in suburban neighborhoods where there are one or two neighbors who would welcome a family from a minority group; or where there are, in the larger community, strategic individuals or a group sympathetic to integrated housing. We do not poll neighborhoods. The right of an individual to buy a house cannot depend on a vote of the neighbors.

Suburban Fair Housing is interested in listings in different communities throughout the suburbs, but it sells only a limited number of houses to minority group families in any one neighborhood. Otherwise, further segregation would result.

COMMUNITY RELATIONS

In order to encourage the acceptance of a minority group family in a neighborhood and to allay fears, we work in close cooperation with community relations agencies, fair housing councils and local church groups. We rely on their help for the educational work needed.

FINANCE

Suburban Fair Housing, Inc., is not in business to make money but to overcome discrimination in housing. Since the usual 6% fee for the sale of houses is insufficient at present to cover operating expenses, shares of voting stock at $10 per share, and non-voting at $50 are available to residents of Pennsylvania interested in helping to support the program. It is hoped that in time the business will become self-supporting.

A UNIQUE SERVICE

This non-discriminatory real estate firm provides an important service in the housing field not being offered at present by any other agency in the Philadelphia suburban area. It has sold houses to minority group families in more than 35 communities throughout Delaware, Montgomery, Chester, and Bucks Counties. It plans to continue in business until housing on an open basis becomes available through the usual real estate channels.

For further information:

Margaret H. Collins, Vice President

SUBURBAN FAIR HOUSING, INC.
53 Cricket Avenue
Ardmore, Pa.
Telephone: MIdway 9-2911

Roy J. McCorkel, President
Gilbert B. Mustin, Jr., Treasurer
Kathleen W. Henderson, Secretary

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Dec. 1963 Newsletter

BALTIMORE NEIGHBORHOODS, INC.

One Charles Center, Baltimore 1, Maryland
SAratoga 7-3194
SAratoga 7-3942

NEW ADDRESS: ONE CHARLES CENTER (ZONE 1)

EDWARD L. HOLMGREN
Executive Director

THE MAYOR'S CIVIL RIGHTS ORDINANCE (#181)

In October, Mayor McKeldin proposed to the City Council a comprehensive civil rights bill. In addition to housing, it covers non-discrimination in the fields of employment, education, public accommodations, and health and welfare services. If passed intact, it would be the first broad, single civil rights law in any American city. Other cities with similar laws have achieved them piecemeal over several years.

The housing section is not all-inclusive; it is estimated that it covers some 45% of all dwelling units in the City. The largest exemptions are owner-occupied single family dwellings and houses containing three or fewer units of which one is owner-occupied. All absentee-owned housing units are covered, and all structures containing more than three units whether or not owner-occupied. Discrimination based on race or religion is illegal in the rent, sale or financing of such units.

BNI Support of the Housing Provisions. After considering the merits and deficiencies of the bill, BNI's Board of Directors voted to support it but to urge its extension to include all dwelling units and cover the entire metropolitan region. The latter is of particular concern to some BNI members who feel that anti-discrimination housing legislation via a City ordinance might defeat its own purpose by accelerating the flight of whites to the counties.

The Board therefore urged the City Council to pass the fair housing section of the ordinance and to petition the General Assembly to extend this coverage over the entire Baltimore region. Both Board and staff members of Baltimore Neighborhoods testified before the Council's Judiciary Committee on its behalf. The Executive Director presented evidence to show that flight was not accelerated from other cities which unilaterally adopted such legislation, and recommended the legislation as a way by which stabilization could be achieved in presently integrated neighborhoods while housing opportunities for Negroes would be extended throughout the city.

Support of the Ordinance from BNI Members. The entire bill needs the support of the voters NOW if it is to be passed. A final vote in the City Council will be taken before the Christmas holiday. All Newsletter readers should write, wire, phone or visit their Councilmen immediately urging them to vote for Ordinance #181.

FAIR HOUSING PLEDGE

BNI is undertaking a campaign to obtain pledges from suburban residents to support the principle of fair housing practices. Civic organizations will be asked to cooperate in securing signatures. We are enclosing a pledge card with this Newsletter for you to sign and return. Will you obtain pledges from friends and neighbors? We will send you more cards upon request.

QUESTIONNAIRE ON BROKERS' POLICIES

BNI, the Baltimore County League for Human Rights and the Real Estate Board of Greater Baltimore are cooperating in a survey of member firms of the Real Estate Board. Its purpose is to discover the policies and practices of these firms with regard to sale or rent of homes in white neighborhoods to Negro homeseekers. Nearly 600 questionnaires were sent to member firms in mid-November. The results will be tabulated and analyzed by BNI and the League for Human Rights.

DIRECTOR'S SPEAKING ENGAGEMENTS

The Executive Director has recently spoken to the following groups about the problems of changing neighborhoods:

1. The Baltimore County Human Relations Commission. The Commissioners requested information on the effects of racial change in the County.
2. The Scotts Hill Improvement Assn. at the October meeting of which Mr. Holmgren was one of a panel of speakers considering all of the implications of a free housing market.
3. The Education Committee of the League of Women Voters, regarding the relationship between racial changes in housing and the public school integration.
4. A study group of residents of the Edmondson Village area at St. Bartholomew's Episcopal Church, about new changes in their neighborhoods.
5. The Social Action Committee of the Towson Unitarian Church, as a part of its series on "The Shape of Conscience".
6. The Christian Family Movement of the Cathedral of Mary Our Queen, about the general problem of integrated neighborhoods.
7. The Student Planning Association of the University of Pennsylvania on the same subject.
8. The Triad Guild, a women's study group, also on general problems of integrated housing.
9. The Institute of Jewish Studies for Adults, as a part of an education series on contemporary social problems.
10. University of Maryland School of Social Work, on integration and social work.
11. The City Council Hearings (discussed above).

ARE YOU A MEMBER OF BNI? OR HAVE YOU RENEWED YOUR MEMBERSHIP?
WE NEED YOUR SUPPORT!

Baltimore Neighborhoods, Inc.
Rm 312 - One Charles Center
Baltimore, Maryland 21201

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December 1963

SEASON'S
GREETINGS

DIRECT UNEDITED TRANSCRIPTION

-4

DESEGREGATION ~~IN~~ COMMUNITY DESIGN

A lecture by George Schermer, intergroup relations consultant, and formerly executive director of the Philadelphia Human Relations Commission; cosponsored by Neighbors, Inc., and the Washington Center for Metropolitan Studies
Washington, D. C., January 22, 1964.

I wrote an article a few years ago that was of the same title that I am using tonight, "Desegregation in Community Design." Margery Ware called me several weeks ago and asked me if I would give a talk based pretty much on that article.

Actually, an article doesn't make a good talk, and since then there was an arrangement made where my talk would be taped and then perhaps published. Well, I've seen some of the stuff that I've said in a speech, taped and run off on a typewriter. The syntax is worse than Eisenhower's and I won't permit it, but I will permit letting the taped copy come to me and taking certain liberties with the language and trying to read the substance as it was before. I mention this because there is a threat to have my talk published at a later date, and if you should see it and you should say, "Well, that isn't what he said at all," I am forewarning you.

There are a few copies of the article here, not by any means enough to go around, but a couple for the organization and if any of you are especially interested, I suppose whoever gets up here first can get them.

My talk tonight is based on a premise. If you agree with the premise I think you will go with me through the rest of my talk. If you disagree with it, everything that I say after that has no meaning, no value. Half-way through the talk I think you will understand why I make this point. It is based on the premise that massive racial concentration and segregation is bad. It is bad for the people who are segregated, and it is bad for our society, and that wholesome, racially inclusive, reasonably balanced patterns in neighborhoods, schools, cultural and religious institutions are good.

Practically all of the forces in the real estate market and in the whole of our society are working to extend the central Negro ghetto. The same set of forces operates to cause child-rearing white families, especially the economic middle-class and the outwardly mobile, to move to or remain in the suburbs. The main function of urban renewal to date has been to replace inner-city slum areas, Negro, white or mixed, with upper-middle-income and luxury housing. Technically, those developments are racially unrestricted. But they are priced beyond the reach of all but a few Negro families. Few child-rearing families, especially a few child-rearing white families, are attracted to those inner-city

urban renewal developments. I can imagine that there will be persons who will say, "Well, you are right, that if the forces in the real estate market were such as to extend the central city needs to the Negro ghetto and to cause child-rearing white families to go to the suburbs," but that's changing now. There is a reversal under way, some people say. I think that if we look at the data we will see that the reversal to date is so nominal, that the pace at which Negro families are moving to the suburbs is so nominal, that for all intents and purposes the same forces that have been operating for years continue to operate, to extend the Negro ghetto in the central city and to cause more and more of the child-rearing white families to bring their children up in the suburbs.

The "tipping point" hypothesis that we have heard a great deal about in recent years in my opinion has much less validity than many people have assumed. It has never been shown to operate automatically, exclusive of certain factors and conditions that tend to accelerate and force racial change. What I am saying is that the theory that "X" number of Negro families automatically creates a ghetto, is not a valid proposition -- that there are several factors which contribute to extending the ghetto and there are other

factors which can operate to prevent an area which is strongly Negro from becoming a ghetto. Some of the factors that tend to extend the ghetto, these are ghetto-producing factors, are, first, the area in question is in the pathway of the expanding ghetto and housing units are priced within the reach of a large Negro market. Two, the area is being abandoned by whites for reasons other than, or in addition to, race. Three, the area is being purposefully merchandised to Negroes by real estate operators. And, four, much of the rest of the housing market is closed to Negroes, thus limiting their choice to a relatively few neighborhoods.

I emphasize this here, because there is a kind of fatalistic assumption abroad that once Negroes have moved into a neighborhood, and once their numbers increase to a certain ratio, then, ipso facto, automatically, a force sets in (which is called the "tipping point"), which then causes that neighborhood to become all-Negro. This I am challenging. Now, Mr. Groton, who first used the term "tipping point," to my knowledge, might argue and say, "Well, the very factors that you have mentioned are the ones that built us up to the 'tipping point'." I may worry about this "tipping point" theory because there is something very fatalistic about it; but there is nothing you can do about it, you see, and I want

to challenge that whole proposition. I think that there is nothing automatic about the active merchandising of particular neighborhoods to Negroes and the non-merchandising of other neighborhoods to Negroes. This is something that real estate operators do purposefully, and since they do it purposefully, something presumably can be done about it, if we learn the devices for regulating real estate prices.

For, under present conditions, and in the absence of a broad and comprehensive strategy for desegregation, the areas that are in the pathway of the expanding ghetto will almost inevitably succumb to the ghetto unless certain stabilizing factors are operative. Such factors may be any one or a combination of the following:

One, the area may have a cohesive ethnic concentration of its own, with a social structure and institutions that have so much meaning in the lives of the people that the young people resettle in the area. The people in such an area are likely not to be upwardly mobile and the area is likely to be very resistant and hostile to outsiders, especially those who are visible. By way of illustration, perhaps all of us can in our experience point to neighborhoods that are predominantly Italian or predominantly Polish, with their own institutions. The young people are not necessarily upwardly mobile. By that

I mean they are not seeking to escape the old neighborhood and move to the suburbs for status reasons. They gain their status within the framework of those institutions rather than escaping from the area. This is not true of all ethnic groups. In some ethnic groups status is achieved by escape and establishing yourself in another upper-higher-class neighborhood somewhere else. Many cities have these islands, or these pockets of ethnic groups that are highly resentful of change. Usually, though, it isn't a case of their integrating and remaining, but it is a case of the group being so cohesive that it manages to exclude outsiders.

A second factor which may prevent a neighborhood from succumbing to the expanding ghetto is that the area constitutes a neighborhood of homes, institutions and people that collectively give to it a character that makes it highly desirable and competitive with the housing in suburban areas. I am assuming that that is one of the qualities that you have here.

Three, the housing is priced at a level that limits the Negro market, doesn't exclude the Negro market entirely, but limits it because the price of the house is just high enough so that a large part of the Negro market can't bid for the homes.

And, four, the neighborhood is blessed with an organizational structure and leadership that welds the property owners and residents together and can successfully combat harmful and deteriorating real estate prices, conversions, and the like.

These are the four factors which lead to stabilization. They are not necessarily all present. Usually, in fact, the latter three are not present if the first one is. But, you will have combinations of these four factors if a neighborhood is resisting a change in the pathway, a rapid change, in the pathway of the expanding ghetto.

Five, within the framework of the national scene or even that of a single metropolitan area, the successful integration of or stability of a single or several neighborhoods has relatively little significance except for the people who are residents and participants in the program, unless the success or failure of those neighborhoods has some bearing upon the total scene. What I am saying is that I do not see a great deal of intrinsic value in having an occasional island that is stable and integrated unless we can see that that part is related to a broader concept. Maybe it seems awfully important to people who live in the community, and I am not questioning the importance of that at

all. But from where I stand, as an observer of a larger metropolitan concern, I want to know whether these neighborhood stabilization efforts are part of a broader strategy.

The simple policy of non-discrimination and equal opportunity, as implied by the President's Order and by the Fair Housing laws now in force in a number of states, will not check the extension of the racial ghetto. These are essential preliminary steps, but they will not by themselves, or through merchandising techniques, or house-consumer behavior -- I am not questioning the importance of the President's Order or of the Fair Housing law -- I think it is naive to assume that the mere prohibition of overt refusal to sell or to lend or to rent will do the job. People buy houses largely in response to merchandising pressure. You buy cars, you buy clothes, and so forth, if you have got a salesman who wants to sell it to you, and if you have got competing salesmen who want to sell you the product. If the President's Order or the Fair Housing law does no more than to say you may not refuse to sell to a buyer, instead of saying, somehow, you must try to sell the good customer regardless of color, you must try to merchandise your product, then I am afraid there is not much going to happen unless we have a few other factors built into the situation, which I am going to get to next.

A comprehensive strategy designed to affirmatively encourage and implement racial desegregation is required if the ghetto pattern is ever to be altered. Such a comprehensive strategy would include several elements, some of which would be:

First, a strong conviction within the Negro community that residential segregation is harmful, coupled with a determination to plan realistically and to accept the risk and responsibility of getting out of the ghetto pattern. I have heard a great many Negro people say, "Well, all I want is the right to get a decent house. I don't really care whether I live in a neighborhood with white people or not." I don't blame them particularly. I don't think that there is anything so hot about living next to white people. I live next to some and I don't care about them, either. But, it isn't a question of whether people feel that they have just got to live with white people or that somehow there is something wrong with living with other Negroes and therefore they must escape. There is this whole question of whether there is a widespread conviction within the Negro community that living within the segregated pattern and permitting it to survive and to grow is good or not. Whether it is good for children to go to the one-group school and with all the

discussion and fussing and so forth that is going on these days, I doubt very much that we are going to integrate schools with busses. I think we are going to integrate with the moving van. But not with busses.

The second element for a comprehensive strategy for desegregation is widespread understanding among white people, particularly in the suburbs, that the segregation pattern is harmful, and a determination on their part to plan for and implement the development of racially-inclusive neighborhoods. I don't think the Negro people can do it alone, and I don't think the white people can do it alone, or perhaps instead of separating the Negro and white populations I might have put them into a single paragraph and said there must be this mutual conviction. But I think there is some special rule for each group -- I don't know that it is entirely something that you just glue together.

The third element for comprehensive stragegy are laws prohibiting discrimination in sale, rental, and financing of homes, and hopefully, if we can find out how to do this, and I am not sure we can, requiring certain affirmative measures in the merchandising of homes. I think some things can be required. Advertising, for instance: we have got to make it very clear that the homes are for sale to

everybody. This is one of the requirements, and second, perhaps, we can require that there be put into the laws provisions which enable the administering agency, the commission that administers the program, to require certain kinds of behavior in sales personnel.

The next element, incentives to developers and builders, to plan for, build and market homes for a broad spectrum of market in terms of prices, space requirements and racial inclusiveness. In other words, whether we can write into our federal programs for FHA and urban renewal and the various kinds of housing programs which use incentives to builders to make it especially desirable to build, that is to provide financial incentive, to those builders and developers who plan for a fairly broad segment of the market, price-wise, housing space, in terms of space needs, and design and in terms of rate.

A fifth element for such comprehensive strategy is positive commitment on the part of government, and I am talking now about local government, city and county, city planners, urban renewal authorities and the like, to use city planning, school planning, and school administration, urban renewal, housing code enforcement and the like, as instruments for implementing a process of desegregation.

A sixth element, exactly what you are doing here, a sound program for neighborhood stabilization.

And a seventh element -- if you can figure out a way to get this done, to inspire the real estate operators, brokers, to actively merchandise their houses to Negroes, throughout the metropolitan area, and to equally actively merchandise houses to whites in areas that are changing or are predominantly Negro.

My eighth point, neighborhood stabilization, is one element of the comprehensive strategy.

Remember, I had seven elements there. All of the elements are necessary. If any one is not developed the whole program will founder or be seriously hampered. Within the framework of a total strategy for desegregation, neighborhood stabilization is not only desirable, but absolutely essential. Unless whites can be attracted to racially-inclusive areas those areas must inevitably become Negro.

Until the comprehensive strategy has been implemented to such a degree that Negroes have become established in a great many areas and have a wide choice of housing, very active merchandising of houses in those neighborhoods peripheral to the ghetto, or subject to heavy market pressures from the Negroes, will be required. What I have said is that

it makes a lot of sense to have neighborhood stabilization programs within the framework of a broad strategy to desegregate our cities and to replace it with a broad redistribution of the population.

Quarrels: How important is neighborhood stabilization in the absence of a comprehensive strategy? Are we starting at the wrong end, stabilizing neighborhoods before we open up the suburbs? Under the conditions of restricted sales practiced in the suburbs, does neighborhood stabilization thus result in restricting the availability of housing to Negroes, without providing opportunities elsewhere?

My answer is, and this is loaded with my own value judgment, "Yes, it is very important," that in the arena of public policy, no comprehensive plan or strategy is ever first formulated, packaged, presented to the community, adopted and then put into force. It is always something that grows by fits and starts and the little crusading groups get started here and there and gradually the concepts spread and eventually over a period of time you get a public policy.

We have to build from what we have got. If a little bit of community organization is practiced -- and we can't afford to lose any of it, anywhere -- and we have got a little group working somewhere civilizing a neighborhood, we have got something to build on.

So, I would say that wherever people are working to do something about the process of altering our pattern of the expanding ghetto, that is a precious and important factor. However, I will say several times again before I am through, and I am to my last-named point now, that it ought to be done in such a way that it is tied in with at least the concept of the total strategy.

Having carried you through a logical process of arriving at the importance of what you are doing here, in this neighborhood, how can you do it better? Well, I should bring coals to Newcastle. I think Neighbors, Incorporated, is the organization that is quoted all over the country and pointed to as the example of "how you do it." So I don't know what I can tell you that you don't know already. I am wasting my time. You are wasting my time. Your time. I can go on and on. Because what we should do is have each of you make a speech somewhere else.

Well, doggone it, you brought me here, so I am going to tell you what are the elements for growth and success in the neighborhood stabilization program, even though you are doing it already.

First of all, foremost, I think, you have to have a community that gives you some hope of success. I indicated

what those factors were earlier. I must admit that there are areas where I have to say to people that, no matter what you try to do, you can't succeed. I don't know just what your price range would be in Washington, but if I were speaking in Philadelphia, if we had a row-house neighborhood, and Philadelphia is all row houses, priced anywhere from the range of $7,000.00 to $11,000.00, and it was not far from an existing ghetto, and there were sales moving in that direction, I would almost have to say to the group, "Don't try. It is going to go so fast you can't hold it." But we have neighborhoods in Philadelphia, and the most successful one and the only real competitor that Neighbors, Incorporated, has, is the Westmont area in Philadelphia (competitor in the sense of an equally successful program). I think, it's a neighborhood not different from what you have here. Many, many similarities. Houses that are priced high enough so that it doesn't get the full pressure; you see, the Negro housing market in Philadelphia thins out awfully fast above $13,000.00 and it is hard to find very many houses in the neighborhood that I am speaking of, at $13,000.00 or less, although there are some houses at that price. So that you don't get the full impact of the neighborhood market for one thing.

Secondly, the neighborhood has many attributes; it is attractive, well-located, good transportation, and local institutions which have value in the eyes of the community. These are the things which make it likely that you will get white customers while you are getting Negro customers and this is absolutely essential. You can't hold a community, if all you are trying to do is to keep white people from running away. Twenty per cent of the people move somewhere in the course of a year. We are becoming more and more a mobile society so that we have mobility in almost all neighborhoods. So that, merely to say to people that it is nice to have an integrated neighborhood, and don't run away, and stay here and we will have a nice integrated neighborhood, is not enough. You have to, somehow, attract white buyers into the neighborhood while Negroes are buying into the neighborhood. And you have to hope that the ratios will be such that over the long pull, you'll maintain something of a balance. I could give you a paragraph or two on what I think this word "balance" means, but perhaps we can go into that in our discussion later.

Now, next to these underlying factors which you have to have at the present time, and incidentally, these are factors which you have to have when you are within the

pathway of the expanding ghetto, many, many suburban communities where, after the first Negro family has moved in it is hard to find another Negro family. You do not have to worry about these, about this stabilization problem. Quite the contrary, you have to keep working at the opening up of the community.

Now, after you have got these factors, you have to have organization. The organization has to have a fairly broad base of membership and support. It has to have intelligent leadership. I told you I was going to tell you everything you have already. The organization, with presumably its structure of committees and so forth, needs to do a number of things. I think the most important is this business of developing neighborhood nests. You know there are an awful lot of what we call communities in our neighborhoods in our cities that really are not anything but areas; I mean they are geographical areas filled with houses. And people live in the houses, but there is no neighborhood there. Oftentimes people discover a neighborhood for the first time when the first Negro family moves in. And I always thought that was a very wholesome thing.

Well, you have to build a sense of "neighborhoodness," so that people have a feeling that living here carries

with it a sense a belonging, "at-homeness." Now, there are many ways that you develop this. Oftentimes it has existed before you were confronted with the problem, but in many areas it wasn't there and it had to be built. You do it by generating internal communication. You have to have people talking to each other much more than they have been accustomed to. You have to fill a kind of vacuum that had existed there before by, well, you can use newsletters, you hold meetings, you get publicity in the local community newspaper, you get the publicity in the metropolitan press when you can, and you create within the public mind the image of a community working in unison, working together, of a lot of people making common problems.

The next very important thing, and maybe in many respects the most important, is to strengthen your public schools so that you have schools that people want to send their children to. They must be high-quality schools and they must be schools that provide for every child in the school the kind of education that each individual needs. Now, in addition to strengthening the schools, it is important to strengthen all of the institutions, the churches, whatever other community organizations or institutions you have. I know of a few neighborhoods that have gone in for an art

center, and sometimes they have been great successes. In our Westmont neighborhood area in Philadelphia we built our neighborhood organization, we built separately, but as a part of the same effort, an art center which is really quite a going institution. It has art shows; it has generated a tremendous amount of local talent; we have classes in painting and some outstanding shows annually; painting and sculpture and so forth. We have a dramatics group, a dancing group, and the like. I mention that as against some of the kinds of "busy" activities that some community groups go into that have value in certain social classes and I think a lot of other people don't like; just pure neighborhood "busyness." You know, too many parties and picnics and block parties. I get sick and tired of block parties. I don't like them. But an art center activity is something else. It gives people a sense of creativity and wholesome activity.

Of course watchdogging is only in the conversions and real estate practices. If you have got spots, and my impression is (I don't know your neighborhood overly-well, I talked a little bit with Margery about this) that you do not have what I call "soft pockets" in your area. In the neighborhood that I am talking about we have many. We have got some big old mansions in there that nobody wants. And I

live next-door to one. And my special assignment in my community is to watch that place so that vandals don't get in there, and boy, have I gotten to be a nosey neighbor! Well, we are going to figure out a way to raise some capital and buy that house and convert it. Sometimes some of these houses need conversion to make them economically viable operations.

We have a few little incipient slums in our neighborhood, a half a block, or a block, where we need to do something and we need to encourage some small businessmen. In fact we have a few blocks where we have a number of little stores and so forth standing vacant. Something has to be done with those. And we have to see whether we can find a little tiny urban renewal program that we don't call urban renewal, because the moment we call it "urban renewal" everybody thinks it is us. And now you have a slum!

Finally, I think it is very important once more to cast this effort into the framework of a larger community. I think there is great danger of causing people to think that somehow you are just being a little snooty or exclusive and so forth by just wanting this lovely little island of integration here. I think that unless it is tied into this concept of the broader strategy, that idea loses its

meaning, both to you and to the larger community. Well, I think this should be one important demonstration program of a larger metropolitan program geared to the concept that segregation is very bad, and to a process of desegregation, of creating a new kind of cosmopolitan community pattern, which is open and inclusive, as big as the greater Washington area is.

THE WEST MT. AIRY NEIGHBORS

7139 Cresheim Road · Philadelphia 19, Pa.

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January 1964

N E W S L E T T E R

With the holidays behind us, West Mt. Airy Neighbors is beginning to plan for a better-than-ever year. We hope to do our part in making 1964 a satisfying and worthwhile year for all of us in West Mt. Airy.

Social Activities Committee:

Mrs. Martin S. Barol, chairman, announces that the postponed Barn Dance, planned for last November, will be scheduled for this Spring. It will be an important part of our Second Foreign Students' Weekend.

Mrs. Donald Scott, 7205 Charlton Street, has accepted the chairmanship of this weekend affair, and you can expect a repeat of last year's successful event. Watch for further information in later editions of the newsletter.

Annual General Membership Meeting:

The enclosed flyer and ballot will fill you in on the why, wherefore and whos of the annual meeting. To make it have meaning, we need to see YOU there. Elections are held for the coming year, and the presentation of the WMAN Community Award is made. Please feel free to invite any friends and neighbors in the area who are not yet members of WMAN.

This newsletter will not contain the reports of the standing committees, because the chairman of each committee will make his annual report at the meeting. Won't you come and see for yourself how much work WMAN has been doing for you and our neighborhood during the past year?

The social hour afterward will give us one more opportunity to say hello to each other. See you at the meeting!

From the Desk of the Executive Secretary:

Fortune and misfortune seem to go hand in hand; Jane Tarin, our very capable Newsletter editor, has found it necessary to resign, but a new member, Miss Lawrie Hamilton, has consented to take on the writing of future newsletters. Miss Hamilton is a free lance writer and editor, and WMAN is once again fortunate in having a talented newcomer to our area take a vital interest in our affairs. Our thanks to Jane for her outstanding and thorough job as editor.

? ? ? ? HOW ARE THINGS IN . . . WEST MT. AIRY ? ? ?

- *FIRST-HAND REPORTS* on the latest developments in ZONING, SCHOOLS, HOUSING, COMMUNITY PROJECTS, etc., will be given at the—

Fifth Anniversary

⇨ GENERAL MEMBERSHIP MEETING ⇦

of WEST MT. AIRY NEIGHBORS, INC.

MONDAY, FEBRUARY 3rd, 1964 -- 8:00 P. M.

Epiphany Church of Germantown

LINCOLN DRIVE AND CARPENTER LANE

⬇

The Public Is Invited

In addition to year-end reports from Committee Chairmen, the program includes:

- **Presentation of WMAN's Annual Community Award** (recipient's identity secret until presentation).

To be presented jointly by:

HON. ABRAHAM L. FREEDMAN

Judge of the U. S. District Court for the Eastern District of Pennsylvania

who will address the meeting, and

Former City Councilman, **DONALD C. RUBEL,** who will read the citation.

- **Report of Nominating Committee** by JOSEPH P. McLAUGHLIN.

(Nominations also may be made from the floor)

- **Election of Officers,** Directors and Members of Advisory Committee, and

MOST IMPORTANT, *Open Discussion on Matters of Community Interest!*

ANYONE MAY PARTICIPATE

DR. HENRY WELLS, President
West Mt. Airy Neighbors, Inc.

BALLOT FOR THE ELECTION
OF
OFFICERS, BOARD AND ADVISORY BOARD MEMBERS
WEST MT. AIRY NEIGHBORS, INC.
to be voted on at the Annual Meeting, Feb. 3, 1964

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VICE PRESIDENTS: Louis E. Levy, Esq. *
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7406 Germantown Avenue

Carl Fromuth
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120 W. Hortter Street

RECORDING SECRETARY: Mrs. John Berry *
248 W. Johnson Street

TREASURER: Daniel Cades *
544 W. Hortter Street

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607 Arbutus Street

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F. Joseph Stokes
Dr. Henry Wells
Charles R. Woodson, Jr.
Mrs. W. Arthur Young

* INCUMBENT

-A

DESEGREGATION IN COMMUNITY DESIGN
Excerpt

Speech by George Schermer, Intergroup Relations Consultant and formerly Executive Director, Philadelphia Human Relations Commission, to the Board of Neighbors, Inc. - February, 1964

My talk tonight is based on a premise. If you agree with the premise I think you will go with me through the rest of my talk... The premise is that massive racial concentration and segregation is bad. It is bad for the people who are segregated, and it is bad for our society, and that wholesome, racially inclusive, reasonably balanced patterns in neighborhoods, schools, cultural and religious institutions is good.

Practically all of the forces in the real estate market in the whole of our society are working to extend the central Negro ghetto. (For example) the same set of forces operates to cause child-rearing white families, especially the economic middle-class and the outwardly mobile, to move to, or remain in, the suburbs...

I can imagine that there will be persons who will say..."but that's changing now. There is a reversal under way."

I think if we look at the data we will see that the reversal to date is so nominal that the pace at which Negro families are moving to the suburbs is so nominal, that for all intents and purposes the same forces that have been operating for years continue to operate, to extend the Negro ghetto in the central city and to cause more and more of the child-rearing white families to bring their children up in the suburbs.

(Mr. Schermer discounts the "tipping point" hypothesis on the ground that it does not operate automatically. However, there are several factors which contribute to extending the ghetto and there are other factors which can operate to prevent an area which is strongly Negro from becoming a ghetto.

Some of the factors which tend to extend the ghetto are:

1. the area in question is in the pathway of the expanding ghetto and housing units are priced within the reach of a large Negro market.

2. the area is being abandoned by white for reasons other than, or in addition to race.

3. the area is being purposefully merchandised to Negroes by real estate operators, and

4. much of the rest of the housing market is closed to Negroes, thus limiting their choice to a relatively few neighborhoods...

(Mr. Schermer worries about the "tipping point" theory because of its fatalistic implications that there is nothing you can do about racial change once it begins.) I want to challenge that whole proposition. I think there is nothing automatic about the active merchandising of particular neighborhoods to Negroes and non-merchandising of

(OVER)

other neighborhoods to whites. This is something that real estate operators do purposefully, and since they do it purposefully, something presumably can be done about it, if we learn the devices for regulating real estate practices.

For under present conditions, and in the absence of a broad and comprehensive strategy for desegregation, the areas that are in the pathway of the expanding ghetto will almost inevitably succumb to the ghetto unless certain stabilizing factors are operative. Such factors may be any one or a combination of the following:

1. the area may have a cohesive ethnic concentration of its own, with a social structure and institutions that have so much meaning in the lives of the people that the young people resettle in the area... (e.g. Italian, or Polish enclaves).

2. the area constitutes a neighborhood of homes, institutions and people which collectively give it a character that makes it highly desirable and competitive with the housing in suburban areas. I am assuming that this is one of the qualities that you have here.

3. the housing is priced at a level that limits the Negro market, doesn't exclude the Negro market entirely, but limits it because the price of the house is just high enough so that a large part of the Negro market can't bid for the homes.

4. the neighborhood is blessed with an organizational structure and leadership that welds the property owners and residents together and can successfully combat harmful and deteriorating real estate practices, conversions and the like.

(Mr. Schermer says the latter three are usually lacking if the first factor is present, but if a neighborhood in the pathway of an expanding ghetto is resisting change there will be a combination of factors present.)

The simple policy of non-discrimination and equal opportunity such as embodied by the Executive Order and state fair housing laws are essential preliminary steps, but they will not by themselves check extension of the racial ghetto.

A comprehensive strategy designed to affirmatively encourage and implement racial desegregation is required if the ghetto patterns is ever to be altered. Such a comprehensive strategy would include several elements, some of which would be:

1. a strong conviction within the Negro community that residential segregation is harmful, coupled with a determination to plan realistically and accept the risk and responsibility of getting out of the ghetto pattern.

> I have heard a great many Negro people say, "Well, all I want is the right to get a decent house. I don't really care whether I live in a neighborhood with white people or not." I don't blame them particularly. I don't think that there is anything so hot about living next to white people. I live next to some and I don't care about them, either.

> But, it isn't a question of whether people feel that they have just got to live with white people or that somehow there is something wrong with living with other Negroes and therefore they must escape. There is this whole question of whether there is a widespread conviction within the Negro community that living within the segregated pattern and permitting it to survive and to grow is good or not. Whether it is good for children to go to the one-group school and with all the discussion and fussing and so forth that is going on these days, I doubt very much that we are going to integrate schools with busses. I think we are going to integrate with the moving van. But not with busses.

2. There must be a widespread understanding among white people, particularly in the suburbs, that the segregation pattern is harmful. There must be a determination on their part to plan for and implement the development of racially-inclusive neighborhoods...

3. there must be laws prohibiting discrimination in sale, rental, and financing of homes, and hopefully... the requirement that certain affirmative measures in the merchandising of homes be followed, e.g. we have got to make it very clear (in advertisements) that homes are for sale to everybody. Perhaps we can secure legal provisions that the agency administering such laws can require certain kinds of behavior in sales personnel.

4. There must be incentives to developers and builders to plan for, build and market homes for a broad spectrum of the market in terms of price, space requirements and racial inclusiveness...

5. There must be a positive commitment on the part of local government to implement the process of desegregation. (City and county governments and their agencies must use city planning, school planning and administration, urban renewal, housing and zoning code enforcement and the like as their instruments.)

6. Real estate brokers must be inspired (if you can figure out how to do it) to actively merchandise their houses to Negroes and to equally actively merchandise houses to whites in areas that are changing or are predominantly Negro.

7. There must be a sound program for neighborhood stabilization.

All elements are necessary. If any one is not developed the whole program will founder or be seriously hampered.

Within the framework of a total strategy for desegregation, neighborhood stabilization is not only desirable, but absolutely essential. Unless whites can be attracted to racially-inclusive areas those areas must inevitably become Negro.

Until the comprehensive strategy has been implemented to such a degree that Negroes have become established in a great many areas and have a wide choice of housing, very active merchandising of houses will be required in those neighborhoods peripheral to the ghetto or subject to heavy market pressures from the Negroes.

(OVER)

What I have said is that it makes a lot of sense to have neighborhood stabilization programs within the framework of a broad strategy to desegregate our cities and to replace segregation with a broad redistribution of the population.

Quarrels: How important is neighborhood stabilization in the absence of a comprehensive strategy? Are we starting at the wrong end, stabilizing neighborhoods before we open up the suburbs? Under the conditions of restricted sales practiced in the suburbs, does neighborhood stabilization thus result in restricting the availability of housing to Negroes, without providing opportunities elsewhere?

My answer is, and this is loaded with my own value judgment, "Yes, it is very important." In the arena of public policy, no comprehensive plan or strategy is ever first formulated, packaged, presented to the community, adopted and then put into force.

We have to build from what we have got. If a little bit of community organization is practiced, and we have got a little group working somewhere civilizing a neighborhood, we have got something to build on.

So, I would say that wherever people are working to do something about the process of altering our pattern of the expanding ghetto, that is a precious and important factor. However, it ought to be done in such a way that it is tied in with at least the concept of the total strategy.

Having shown the importance of what you are doing here, the question is how can you do it better? Well, I should bring coals to Newcastle. I think Neighbors, Inc. is the organization that is quoted all over the country and pointed to as the example of "how you do it." You brought me here so I am going to tell you what the elements are for growth and success in the neighborhood stabilization program even though you are doing it already.

1. You have to have a community that gives you some hope of success in terms of the price range of the housing relative to the demand. (See earlier discussion. Illustrative material here omitted.)

2. The neighborhood must have many attributes - attractiveness, good location, good transportation and local institutions which have value in the eyes of the community.

These are the things which make it likely what you will get white customers while you are getting Negro customers and this is absolutely essential. You can't hold a community, if all you are trying to do is to keep white people from running away. Twenty per cent of the people move somewhere in the course of a year.

So, that merely to say to people that it is nice to have an integrated neighborhood, and don't run away, and stay here and we will have a nice integrated neighborhood, is not enough. You have to, somehow, attract white buyers into the neighborhood while Negroes are buying into the neighborhood. And you have to hope that the

ratios will be such that over the long pull, you'll maintain something of a balance.

These are the factors you have to have when you are within the pathway of the expanding ghetto. Next you have to have an organization with a fairly broad base of membership and support and intelligent leadership. It needs to do a number of things:

The most important is this business of developing "neighborhoodness," so that people have a feeling that living here carries with it a sense of belonging, "at-homeness." If you have to develop this, it can be built in many ways, chiefly by generating internal communication. Get people talking to each other. Use newsletters, meetings, publicity in the local newspapers. Radio · T.V. Create within the public mind the image of a community working together, or a lot of people making common cause. PUB RELATIONS

The next very important thing, and maybe in many respects the most important, is to strengthen your public schools so that you have schools that people want to send their children to. They must be high-quality schools and they must be schools that provide for every child in the school the kind of education that each individual needs.

In addition to strengthening the schools, it is important to strengthen all of the institutions, the churches, whatever other community organizations or institutions you have. I know of a few neighborhoods that have gone in for an art center, and sometimes they have been great successes. I get sick and tired of block parties. I don't like them. But an art center activity is something else. It gives people a sense of creativity and wholesome activity.

Of course, watchdogging against conversions and bad real estate practices is essential... We have a few little incipient slums in our neighborhood, a half block or a block, where we need to do something. Upgrading

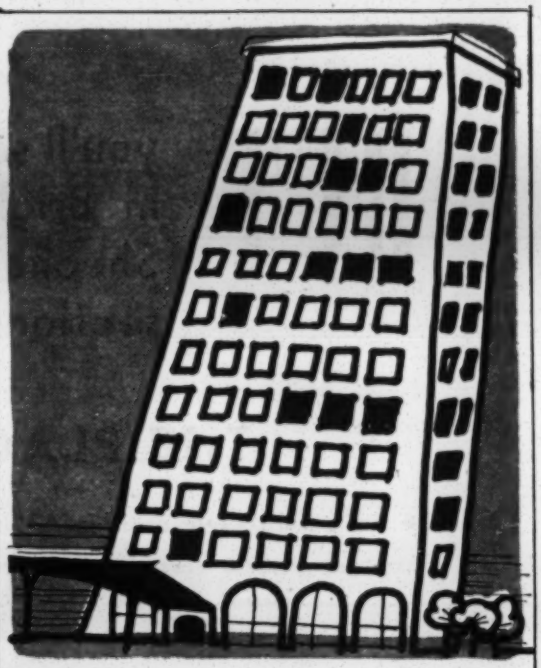
We need to encourage some small businessmen. In fact we have a few blocks where we have a number of little stores and so forth standing vacant. Something has to be done with those. And we have to see whether we can find a little tiny urban renewal program that we don't call urban renewal, because the moment we call it "urban renewal" everybody thinks it is us. And now you have a slum!

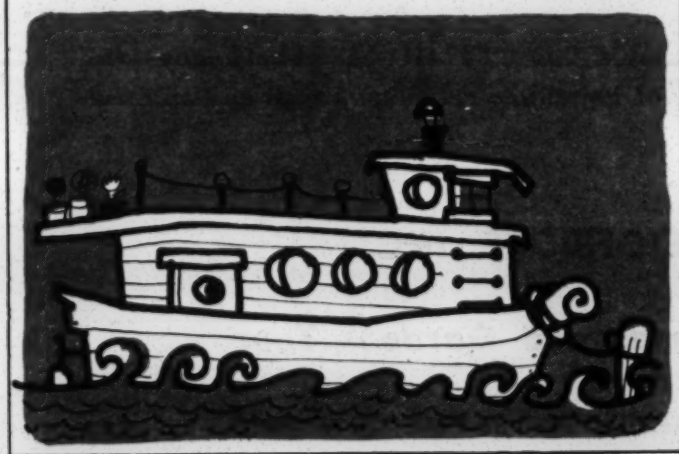
Finally, I think it is very important once more to cast this effort into the framework of a larger community. I think there is great danger of causing people to think that somehow you are just being a little snooty or exclusive and so forth by just wanting this lovely little island of integration here. I think that unless it is tied into this concept of the broader strategy, that idea loses its meaning, both to you and to the larger community. Well, I think this should be one important demonstration program of a larger metropolitan program geared to the concept that segregation is very bad, and to a process of desegregation, of creating a new kind of cosmopolitan community pattern, which is open and inclusive, as big as the greater Washington area is.

There

Are

Houses...





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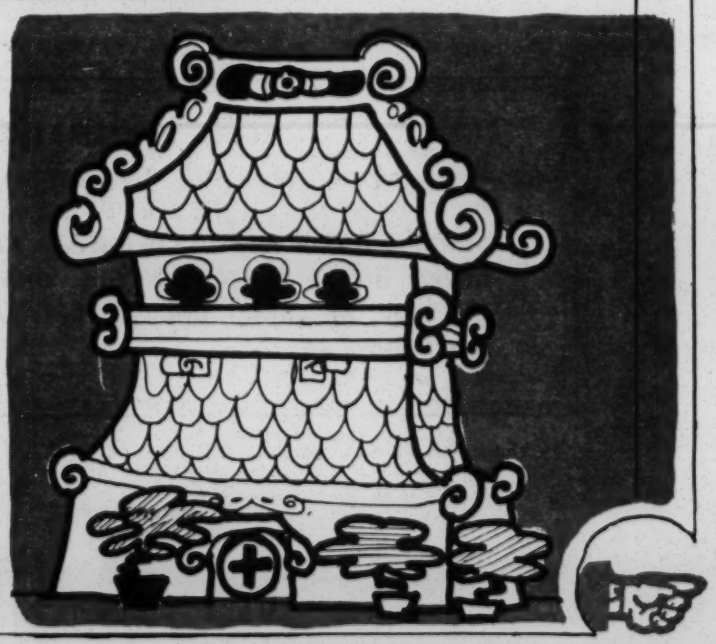


BUT you'll see the loveliest homes in Brightwood, Manor Park, Shepherd Park and Takoma sections of D. C.

THE PLACE TO LIVE

- **In established residential neighborhoods near good schools, express buses, stores and parks.**
- **On tree-shaded, city-serviced streets of homes in almost any style and price range you might choose.**
- **In one of Washington's finest family neighborhoods—enriched by the diversity of its ethnic, religious, racial and cultural groups.**

NEIGHBORS, INC.

1964 Homes and Gardens Tour

SUNDAY APRIL 19, 1964* 1-5 PM

TICKET INFORMATION

Tour admission to all the gracious homes that will be open to the public and to the teas is only $1 for mother, father and the children. You may purchase tickets at the Neighbors, Inc., office in advance of the tour, or on the date of the tour, at any one of the homes on view.

* In the event of rain the tour will be held on April 26, same time, rain or shine.

Tour Homes

1. **1637 Madison St. NW:** Mr. and Mrs. Lawrence Pearl have lived in this semi-detached English Tudor home for two years. They are gradually remodeling it to fit the needs of a young and growing family. Their charming street places them almost in Rock Creek Park and lends beauty and privacy. The "close-in living" which Brightwood's excellent transportation provides, is a major attraction of the area. Mr. Pearl is a government attorney.

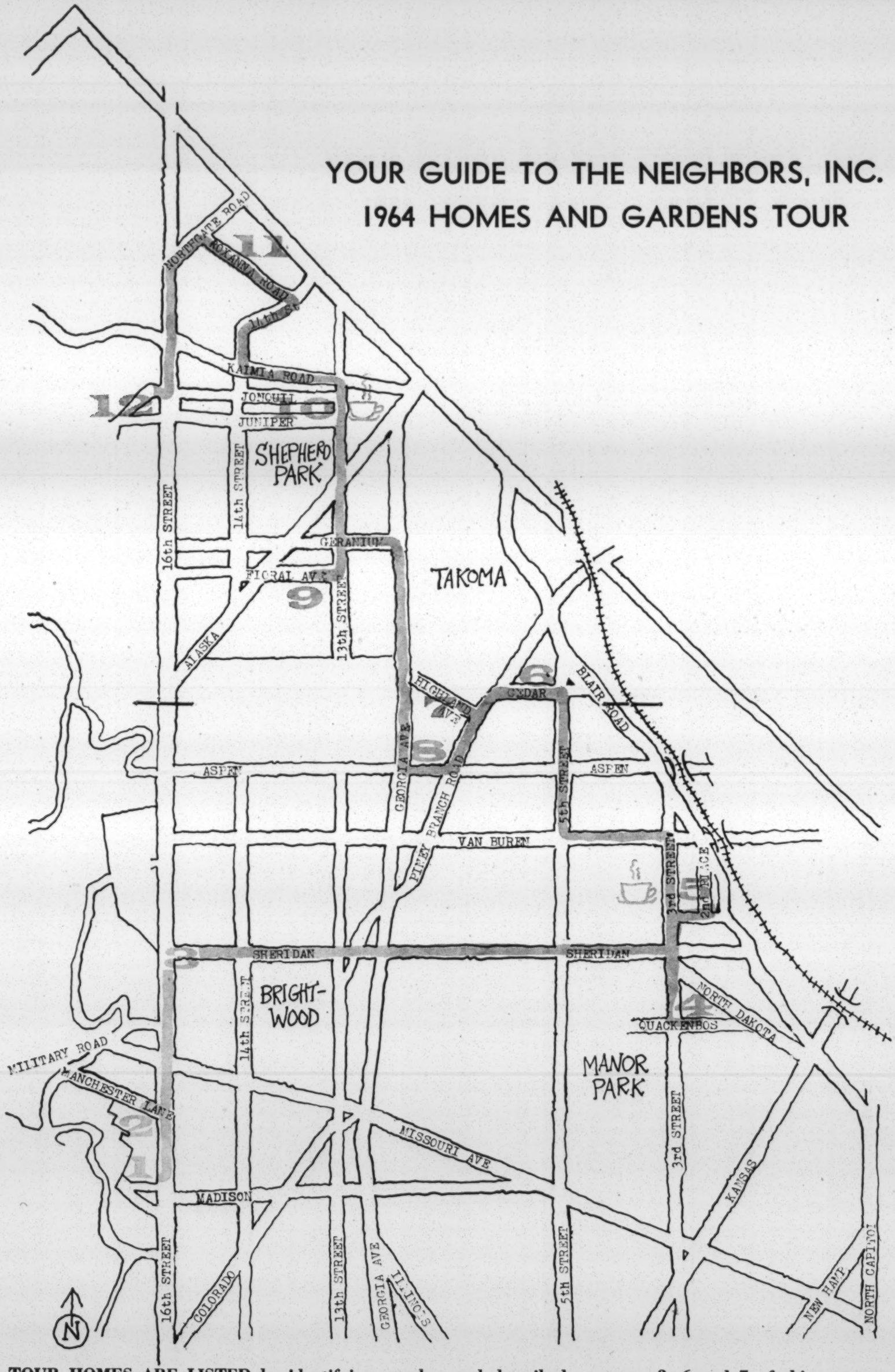
2. **1612 Manchester Lane NW:** If you're looking for a "little Skyline Drive" you'll see one at Mr. and Mrs. Victor Daly's home overlooking Rock Creek Park. The home, enhanced by its lovely surroundings, is perfect for two. Tastefully decorated in a combination of traditional and modern decor, it features unusual accent pieces set off against background tones of white, black and gold. Mr. Daly is Deputy Director of the U. S. Employment Service for the District, and Mrs. Daly is an assistant professor of Social Work at Howard University.

3. **6217 16th St. NW:** This Brightwood home is highlighted by a collection of picturesque items from all over the world, such as a Peruvian wall hanging fashioned from llama skins. Dr. and Mrs. Joseph Boschulte are particularly fond of their indoor arboretum which brings the greenery of outdoors inside. Dr. Boschulte is a research physician at Howard University's College of Medicine. Mrs. Boschulte practices under the professional name of Dr. Pearl Watson. She is an opthalmologist in Howard's Department of Surgery.

4. **247 Quackenbos St. NW:** Known as the "doll house" of Manor Park, this lovely white frame home hides a wealth of space with built-ins. Mr. and Mrs. Nelson McClung, coming from California to the Treasury Department two years ago, found it just right for

5. **6401 2nd Place NW:** Mr. and Mrs. Lucius Morris live in this fine English Tudor home—the first house built on Second Place in 1925. The Morrises, who have lived here two years, will be hosts at a tea to which all tour participants are invited. Mr. Morris is an electronics engineer in the Department of Defense, where Mrs. Morris is also employed.

YOUR GUIDE TO THE NEIGHBORS, INC.
1964 HOMES AND GARDENS TOUR



TOUR HOMES ARE LISTED by identifying number and described on pages 3, 6 and 7 of this program.

them. There is a fireplace in the oversized master bedroom. The paneled recreation room features a barbecue and an old-fashioned bread oven, and the rose garden, a lily pond.

5a. **417 Quackenbos St. NW:** Mr. and Mrs. James A. Mitchell have owned this attractive brick home for ten years. Woodwork on the living room fireplace was imported from France. The ultra-modern birch kitchen shows a skillful blending of colors. In the large yard are fruit trees, grape vines, a rose garden. Mr. Mitchell, an attorney, and his wife who is also his secretary, find the location convenient to schools, transportation and shopping.

6. **517 Cedar St. NW:** Built in the late Nineteenth Century, this "farmhouse Victorian" home is owned by Dr. and Mrs. David Robinson, who have modernized the kitchen and redecorated. Otherwise the house remains as it was after much of the gingerbread trim was removed in 1920. (A photo dated 1903 and a map from 1917 show details.) Danish modern furnishings suit the strong simple lines of the house. Dr. Robinson is a member of the President's Advisory Staff on Science.

7. **708 Highland Avenue NW:** One of the few "Grant Wood" style homes remaining in the area is owned by Mr. and Mrs. Sterling Ament who moved from the suburbs to their Takoma home. This interesting house, built on four levels in the 1880's, retains its unusual tower containing not a prison, but its bathrooms! Mr. Ament is an electronics engineer, Mrs. Ament a Spanish teacher.

8. **913 Aspen St. NW:** Captain and Mrs. Hugh Robinson's brick Tudor home demonstrates how the use of warm color can create a tranquil atmosphere. The Robinsons, new to the neighborhood, are already active in church and school affairs. Their home, which affords them privacy, also places them conveniently close to major D. C. transportation. Capt. Robinson is currently assigned to the U. S. Army Map Service.

9. **1310 Floral St. NW:** Mr. and Mrs. Leslie Ellis own this home remodeled by Georgetown decorator Eugene Bewley. It was changed from a traditional home to an ultra-modern show place complete with Japanese-styled garden, and won a *Better Homes and Gardens* award. The interior features an "inside garden" and charming decorations in the children's rooms. Mr. Ellis is in the insurance business and Mrs. Ellis practices internal medicine under her professional name, Dr. Jean Harris.

10. 7714 13th St. NW: City-wide interest has centered on the remodeling of this historic home which was owned by Washington's second and last Territorial governor, Alexander Shepherd. A fireplace that once served the White House is believed to have been a gift to Shepherd from President U. S. Grant. Other pieces of Nineteenth Century furniture should interest antique fans. Mr. and Mrs. Ralph Fertig, the present owners, are carefully restoring the home. Mr. Fertig is the Director of Southeast House, and Mrs. Fertig teaches in the District schools. Tea will be served on the mansion's grounds, and all tour participants are invited.

11. 1435 Roxanna Road NW: The art collection lining the walls of Mrs. Catherine Hurley's home contains paintings that have been on exhibition in Khartoum, Paris, London, Bonn, New York and Washington. Twelve are the work of internationally famous artist Ibrahim Salahi of Sudan. Art objects include a shield from Haile Selassie's Imperial Guard. Mrs. Hurley, an accomplished linguist, accompanies international visitors on State Department tours.

12. 1650 Jonquil Street NW: This house on the hill, with its many gables and fascinating solarium, has been a show place for years. It is now owned by Mr. and Mrs. Oliver Peterson and their four children. Mr. Peterson is a professor of International Labor Relations in American University's School of International Service; Mrs. (Esther) Peterson holds the newly created post of Special Assistant to the President for Consumer Affairs, as well as Assistant Secretary of Labor.

ABOUT NEIGHBORS, INC.

NEIGHBORS, INC. is a non-profit organization of residents in the Brightwood, Manor Park, Shepherd Park and Takoma areas of D. C., who are successfully demonstrating that stable property values and a cosmopolitan atmosphere can be maintained in integrated neighborhoods.

NEIGHBORS, INC.

- **maintains a free Housing Information Service to help both buyers and sellers in the area.**
- **works to see that area schools maintain their already high academic standards and constantly expand their curricula.**
- **organizes community activities for young people through Junior Neighbors, Community Singers and pre-school groups.**
- **sponsors activities like the Housing Tour and the now-annual Art and Book Festival, that help tell others in the Greater D. C. area about our community.**

NEIGHBORS, INC. raises its budget partly from these special activities and partly from foundation grants. But paid memberships provide the bulk of our funds—a further proof of broad community support and interest.

NEIGHBORS, INC.

5802 Georgia Avenue NW—Washington, D. C. 20011
RAndolph 6-3455 or RAndolph 6-8954

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Vice-President, Mr. Warren Van Hook
Secretary, Mrs. S. J. Simmons; Treasurer, Dr. Helena Bailie

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April 1964

NEWSLETTER

WMAN Receives Brotherhood Award:

The Brotherhood Award of the National Council of Christians and Jews was given to WMAN at the 1964 Philadelphia Brotherhood Luncheon in February in recognition of WMAN's contribution to brotherhood in the city.

In accepting the award for WMAN, Mr. Matthew Bullock, Jr., new president of WMAN, gave the following speech, in which he describes the purposes of our group. He hopes that all of us share his feelings about WMAN as expressed in his speech.

"We, of the West Mt. Airy Neighbors, are indeed grateful for this award from the National Conference of Christians and Jews.

"The West Mt. Airy Neighbors is a civic association which is dedicated to the principle that human values are more important than property values. We believe that as human values are pursued, property values cease to be a problem. We believe, further, that in the pursuit of human values, problems of racial and religious differences disappear.

"What are these human values? The same values which your organization is committed to. Very simply, we believe in the democratic ideals for which our nation stands, but the full achievement of which is such an arduous struggle. We believe in the year-round practice of the brotherhood of man, to which this week and this program are dedicated. For us, living together in a community means mutual sharing and involvement with others. It means that personal differences are a source of interest and challenge, rather than a source of fear and animosity. We accept the fact that we are all concerned with the same basic human objectives: we want to live in comfortable and attractive homes and surroundings; we want good schools for our children; we want to be able to pursue our cultural interests and hobbies; we want the spiritual nourishment of warm human companionship; and we want to make our contribution, however small, to the cause of brotherly love in this world.

"It was both a Jew and a Christian who said, 'Love thy neighbor as thyself.' Whether we accept these simple words as they stand or prefer to couch the thought in contemporary psychiatric terminology is of little import. What is important is

that we know that we need each other in our personal struggles to become human beings who love both ourselves and our fellows. We in West Mt. Airy believe that we have created an organizational framework which offers us a wide range of personal contacts in which to grow personally and develop as loving human beings. We know that we have not 'arrived', but we have a positive sense of direction, a sense which has been stimulated by your organization and others like it. We are young and we are geographicall limited, but we hope that whenever we may be of service to your Conference in our common cause, you will not hesitate to call upon us. Thank you."

Goals for '64:

At the first Board of Directors meeting under his presidency, Mr. Bullock stressed that this year WMAN will work to strengthen the fellowship in the group by involving as many members as possible. New projects will be developed for inactive committees, the social program will be expanded, and we will try to get new ideas from members for improving WMAN's general program.

Six specific new projects were suggested by Mr. Bullock including a Womens Activites Committee and a Special Task Force Committee which would offer its services to explain our experience to other communities.

The community spirit evident at the annual meeting in January shows what WMAN has done and can do to strengthen the fellowship in our whole community.

Foreign Students' Weekend - May 2nd and 3rd:

Invitations are going out to several hundred foreign students attending colleges, universities and specialized schools in the Philadelphia area to attend the WMAN Foreign Students' Weekend, May 2nd and 3rd.

These students, who may never have visited in an American home before, will stay with WMAN families. Hosts are to call for their students Saturday, May 2nd at 1:30 PM. In past years, several host families have met to have dinner together. In the evening a Barn Dance is being given at the Pennsylvania School for the Deaf, sponsored by our Social Activities Committee, to which all students and families, along with the entire West Mt. Airy community are invited. Sunday is spent "at leisure" for the students who want to spend a typical Sunday afternoon with an American family. Some families tour local points of interest or take a walk in Fairmount Park.

All WMAN members are asked to consider being hosts for a foreign student for this weekend. Newspapers have reported that foreign students have lived in America for four years without ever visiting an American home. We have an opportunity to show these students what American family life is really like and to give them an opportunity to see the community of which we are so proud. Lasting friendships have developed between students and hosts, and everyone has enjoyed exchanging ideas with these students, and the watm fellowship of the whole weekend.

If you would like to be a host to a student, please fill out the enclosed questionaire.

WMAN to Co-Sponsor Town Meeting on Schools:

On Tuesday evening, April 14th, WMAN will co-sponsor a town meeting with the Citizens Committee on Public Education in Philadelphia at Germantown High School, Germantown Avenue and High Streets. Registration time is set for 7:30 PM. The keynote speaker for the meeting will be Mrs. Trude W. Lash, Executive Director of the Citizens Committee for Children of New York. The chairman for the evening will be Charles G. Simpson,chairman of the Council on Higher Education of the Pennsylvania State Board

of Education. Comments will be made by Isaiah Crippins, legal counsel for the Philadelphia Chapter of the NAACP and Dr John Marshall, Jr., president of the CCPEP. The purpose of the meeting, one of five such being sponsored by the CCPEP in various sections of the city, is to discuss school integration and quality education.

The Schools Committee, whose new chairman is William Moyer, has also been working on several other projects. Three new subcommittees have been appointed:

1. Committee on Educational Home Rule Charter Commission:
   Chairman - Michael Blum
   Purpose - to develop a WMAN statement on the selection of the Philadelphia School Board, said statement to be presented to the Home Rule Charter Commission at public hearings

2. Committee on Sites and Boundaries:
   Chairman - to be appointed
   Purpose - to update WMAN data on sites and boundaries

3. Committee on Standards and Quality Education:
   Chairman - William Johnstone
   Purpose - to develop a continuing program of WMAN support of our neighborhood schools

On other school business, the WMAN Board voted to "lend its moral support" to the Independent Campaign Committee Home and School Council election campaign, the support being recommended by Mr. Phil Turner. The board voted not to give financial support to the organization.

WMAN will be represented on the Co-Ordinating Council on School Integration by Mr. Joseph Cadbury. Mr. Michael Blum will act as his alternate.

WMAN Outreach:

A new membership from Urbana, Illinois, symbolizes WMAN's outreach to other communities.

At the request of the Commission on Human Relations, Mrs. Steele was a panel member at a discussion in the Northeast for leaders of the community who wished to become aware of the problems they may be facing with integration in housing. More than 250 people attended the panel. WMAN has offered the Commission its services wherever and whenever they are needed for further aid in the Leadership Program for the Northeast.

Mrs. Steele also addressed the Samuel Longfellow Alliance of the Germantown Unitarian Church recently on the acomplishments of WMAN.

A special committee is being formed to "spread the gospel" to other sections of the city regarding WMAN accomplishments. The chairman is Jerry Bernstein, who suggested the committee. The committee will discuss various approaches and make recommendations to the Board. Volunteers are welcome to serve on this committee.

WMAN has also offered to help in Folcroft in any way possible, but it seems that there is nothing we can do at this time. WMAN has sent a check to the Bakers, and members have also written to him and his family offering encouragement. Further contributions may be sent to Mrs. Steele at the office or directly to Mr. and Mrs. Horace Baker, Folcroft.

Mr. Bullock will take part in a panel discussion on Fair Housing at the Unitarian Church on Saturday, May 2.

We have also been asked to present the story of WMAN to the Federation of Community Councils.

3 New Committees Formed:

As part of achieving the new goals for '64, three new committees have been formed: Women's Activities Committee; The Library Series Committee, and a Problem Properties Committee. The work of all three groups is well under way.

The Women's Activities Committee is inviting all WMAN women to a tea on April 19 to discuss plans for the future to get to know each other better. Mrs. Juttee T. Garth is chairman and committee members are: Mrs. Wesley Allen, Mrs. Dennis Clark, Mrs. Maurice Clifford, Mrs. Edmund Crenshaw Jr., Mrs. Rudolf Eisenhardt, Mrs. Albert Ferguson, Mrs. Solis Kopeland, Mrs. John Reddick and Mrs. William Suckle. Watch for a letter marked FOR GIRLS ONLY.

The Library Series Committee is planning a Spring meeting and a regular Fall series of programs in co-operation with Lovett Library. All West Mt. Airy residents will be invited to these programs which will be on topics of general interest. Mr. Charles Beckett is chairman of the new committee and his members are: Laura Cousins, Miss Grace Slocum, Gloria Daniel, Betty Dyson, Thomas Harvey, Etta Bullock, Emanuel Whiting, Sam Polsky, Dr. Ruth Klein, Wallace Johnson, and Mrs. Ruth Ferguson, Lovett Librarian.

The Problem Properties Committee is surveying the entire West Mt. Airy neighborhood for problem properties and general neighborhood conditions. It is hoped that through this committee's work, WMAN will be able to make a substantial contribution to the city's Northwest Development Plan, which will be formulated in several years. The chairman of this new committee is Mr. David Randall. The committee members are: Nathaniel Bowditch, Frederick Herbine, Fred Fuges, George Drummond, T. Harold Fox, Jack Hornung, Irv Wasserman and Mark Karlen.

Addressograph Plates Given by Hamilton Savings:

Addressograph plates for the entire membership, along with the use of the Addressograph machine have been given to WMAN by The Hamilton Savings and Loan Association, 6782 Germantown Avenue. We thank Hamilton for this service, which makes our mailings much easier.

Block Watchers Society Announced:

"Block Watchers" have been chosen for the approximately 160 blocks in West Mt. Airy to watch for new neighbors so that they may be invited to join WMAN. Early contact with new residents has been an excellent source of new members in the past.

The Membership Committee, under the direction of Dr. Robert Anderson, also plans to recruit new members through block teas, block meetings, and canvassing of certain blocks where there are very few WMAN members.

Personnel Resources Committee Plans "Talent Pool":

Mrs. Leonard Learner, new chairman of the Personnel Resources Committee, is working on a "talent pool" for WMAN so that committee chairmen and others will be able to find out quickly who is interested in doing what and who has special skills needed for a particular project. A new questionaire on membership interest and skills is now

being written.

Have Squad -- Need Chairman:

The Telephone Squad is a group set up to contact the entire membership in case of changes in plans and to make other announcement that must be taken care of immediately. The squad is all organized; it only needs a chairman. If you are interested in the job, please call Mrs. Steele at the office.

City and Public Services Committee Represents Us:

WMAN was represented by the City and Public Services Committe at the Police Department's Community Relations meeting on helping young people develop respect for law. The Committee also represented WMAN at a public meeting on improvements to the Mt. Airy Playground at Sedgwick Street and Germantown Avenue. Mrs. Mary Chapman represented WMAN before the Public Utilities Commission and protested the proposed cutback in PTC service in this area.

WMAN Members in the News:

Mrs. Jessie Brown received the Legion of Honor Citation for her outstanding contributions to community life in a ceremony at the Chapel of the Four Chaplains.

Mrs. Fletcher Townsend,Sr., mother of a WMAN member, also received the Citation at the Chapel of the Four Chaplains.

Mr. Robert Williams is serving on the Warren Commission, investigating the assassination of John F. Kennedy.

Mr. Charles Beckett is the new President of the Urban League of Philadelphia,

Mr. Morris Shiffman is back from a World Health Organization trip to Africa.

Mrs. Maurice Clifford, with other members of the Citizens Committee for Foster Home Education, visited the Callowhill Child Center as part of the organization's new program to find foster parents for many Philadelphia children.

Dr. Robert Anderson and Mr. Matthew Bullock, Jr. have been appointed to the Executive Council of the Germantown Community Council.

Miss Miriam Lukwago, a student from Uganda who is staying with a WMAN family, has bee extended an honorary membership in WMAN.

We know we must have missed some WMAN members in the news and we apologize. Please send news items to Mrs. Steele. Everyone likes to know about his fellow members.

LET YOUR SENATORS KNOW HOW YOU FEEL ABOUT THE CIVIL RIGHTS BILL. WRITE TO THE HONORABLE JOSEPH CLARK AND THE HONORABLE HUGH SCOTT, THE UNITED STATES SENATE, WASHINGTON, D.C. TELL YOUR FRIENDS.

Lawrie Hamilton, Editor

DR. ROBERT C. GOOD
PRESIDENT
.....
MRS. MARGERY T. WARE
EXECUTIVE DIRECTOR

Neighbors' NIK

5503 GEORGIA AVENUE, N.W.
WASHINGTON, D.C. 20011
RANDOLPH 6-3455
RANDOLPH 6-8954

JUNE, 1964 Vol. 6, No. 6
Editors: Martha Rosenthal and Mary Riegel Production: Carol Rende

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PRESIDENTIAL SCHOLAR
(cont. from p.1, col. 1)

people, and to encourage the pursuit of intellectual attainment by all of our young people. The scholars were selected by an independent commission headed by Milton S. Eisenhower. John Naisbitt, Takoma NI member, was Secretary to the Commission.

Baron ranks 3rd in his class at Coolidge, where he was a member of the golf, debating, and math teams. He plans to continue his education at Washington University in St. Louis.

PRESIDENT JOHNSON SAYS...

"I have long believed that true measure of progress that we make in interracial and interreligious understanding must be found at the level of day-to-day living and working...."

This was part of President Lyndon B. Johnson's message to NI head, Dr. Robert C. Good, in connection with the opening of the NI Art and Book Festival.

President Johnson's letter read at the ceremony by his Special Assistant, Charles Horsky, cited NI's "fine record of achievement" and expressed the hope that "you will have continued success."

NI "REC" COMMITTEE SCORES

Several new programs are now open in the NI area due to the efforts of the Recreation Committee and other volunteers. They include swimming, activities for preschoolers, and a music program.

The Swimming Pool Subcommittee, headed by Bill Peer and Naomi Caplan, was successful in getting the Takoma Pool open on two evenings a week, Tuesday and Thursday. (Ed. note: more swimmers are needed to boost attendance in order to keep these nights.)

The noon break on Saturdays and Sundays has been eliminated so morning swimmers can stay as long as they wish. Mrs. Margaret Burkett has successfully organized an adult swimming class on Thursday evening from 6 to 7 p.m.

The Sun-Dial program for pre-school children opened on June 22, with 29 children and 6 teen-age counselors. Nine more teen-agers serve as substitutes. This play-school program was organized by Clarice Rioux, with the help of Peachy Murry, Julie Boddy, Joanna Vogelsang, and Mrs. Golden Linkins. Ann Adams, director of the Spring Knolls Nursery School, conducted the training program for the teens. Mrs. Jane Evans at the Recreation Center has been very helpful.

A music instruction and recreation program for boys and girls from 4th - 9th grades has been started at the Whittier School and will continue for six weeks. Mrs. Rose Lewis and Elsie Reed helped recruit the children.

The Recreation committee is very appreciative of the help given to it by Mr. Tardugno, Reg. Dir., and Mrs. Tatum, Program Dir. They have attended committee meetings regularly, and have given our workers every assistance. Doris Jordan is NI staff member to the Recreation Committee. For information about any of these programs, call Mrs. Naisbitt, 829-4501.

FAIR HOUSING (cont.
from p. 1, col. 2)

reading: "I believe that every person has the moral right to purchase or rent a home anywhere without regard to race, religion or national origin," and urged the real estate industry to "do business without discrimination."

The pledges were obtained by volunteers from Suburban Maryland Fair Housing (SMFH), who visited an estimated 40,000 homes. The 15,000 signatures represent more than 40 per cent of homes contacted. In addition, a significant proportion of non-signers indicated sympathy with the aims of the drive.

No pattern of discrimination was disclosed in any large section of the county, but reluctance to sign was noted most often in expensive and low-priced areas. Pledges ran as high as 83 per cent in Bannockburn), and as low as 13 per cent in one high-income sub-division.

SMFH has helped about 40 Negro families move into previously all-white neighborhoods since its formation two years ago. It now lists 70 homes for sale or rent on an open-occupancy basis. Several real estate brokers are helping SMFH to locate Negro families in the County. Anyone interested in suburban housing information should call SMFH at 949-9040.

Open Housing in Prince Georges

More than 100 persons recently met to organize Prince Georges County Fair Housing. The new citizens' group is an offshoot of Suburban Maryland Fair Housing, Inc. It will be devoted to helping financially qualified families find suitable housing in the county, and to maintaining stable neighborhoods in the face of racial change. The initial projects of the group will be housing information and community relations service.

Desegregation in Virginia

Three northern Virginia neighborhoods have become racially integrated during the past six months - all of them quietly and without appreciable racial tension. This was reported by North Virginia Fair Housing, Inc., a new group formed a year ago to help establish open occupancy in Virginia.

SPLASH PARTY - JULY 7, 1964 -See page 4
(OVER)

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#######################################
#                                     #
# REAL ESTATE SPECULATION PROFITABLE  #
#                                     #
# On February 2, 1964, a property in  #
# the 1400 block of Geranium Street,  #
# N.W. was purchased for $24,000 by   #
# Murray Levine. He sold it three     #
# months later for $32,450.           #
# --Public records, Office of Re-     #
#      corder of Deeds--              #
#                                     #
#######################################
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ANNUAL MEETING REELECTS GOOD

The slate of officers presented by the Nominating Committee were elected unanimously by the members at the NI annual meeting, which was held on June 17 at Albright Memorial EUB Church. Bob Good headed the slate. Others are Charles Rodgers, Vice President; Barbara Simmons, Secretary and Dr. Helena Bailie, Treasurer.

Three members were elected to the Board of Directors: Mr. Good and Mr. Rodgers and also Mrs. Joan Stern.

Following a report by the President, Marvin Caplan, Mary Rodgers, Nan Robinson (standing in for her sister, Noel Naisbitt), and Norman Brown, reported on their respective committees - Neighborhood Commons, Education, Real Estate, and Recreation. The membership approved an amendment to the by laws which calls for five general meetings in addition to the annual meeting.

Following the business of the evening, members were royally entertained by a lively group of Bavarian Folk Dancers, introduced in glowing German by Hans Spiegel, new Board member from Takoma. They were followed by Millie Hatchcock, who sang a moving group of folk songs, and accompanied herself on the guitar. Gertrude White and Joet Thurber, both active in NI, each sang some lovely songs, and then joined forces to sing two duets. They were accompanied by Felice Kornberg on the piano. Odis von Blasingame was emcee for the evening. The meeting concluded with the showing of a film made by WTOP-TV of the Art and Book Festival.

Members of the Program Committee who made this delightful evening possible are: Mrs. Louise Perry, Mr. von Blasingame and Mrs. White.

WELCOME MAT

Takoma has two new families. Mr. and Mrs. Bud Emerson and their young daughter, Kristen are in the 7500 block of Eighth Street. He works for the Internal Revenue Service. Mr. and Mrs. Thomas McDad, formerly of Bethesda, have a sixth grader and also a son in Antioch College. Mr. McDad is Chief of Urban Studies at the Housing and Home Finance Agency.

Brightwood is also getting a new family. Mr. and Mrs. William Denham have two children. He works for the Center for Youth and Community Studies at Howard University.

JUNIOR NEIGHBORS NOW TWINS

Junior Neighbors has voted to divide into two groups - one for students of Junior High age and the other for Senior High students. New officers of the senior H.S. group are: Mary Ellinger, President; and Cheryl Daves, Vice-President. Mark Ellinger is President of the Junior High division.

NI BOARD ADOPTS INTEGRATION POLICY

The NI Board of Directors adopted a policy statement calling for racially integrated academic and administrative staffs of the public schools in the NI area. In letters to Mr. Wesley Williams, School Board President, and Superintendent Carl Hansen, informing them of the motion which was passed earlier this month, Robert Good, NI President, said "we believe it particularly appropriate that our schools leave no stone unturned in developing and maintaining integrated facilities of the highest qualification."

In other action the Board accepted with great regret the resignation of Warren K. Van Hook from the Board and as Vice President of NI. Adding the duties of board member of the newly opening United Community Bank made it impossible for him to give adequate service to NI. Mr. Van Hook was NI's first treasurer.

To fill Mr. Van Hook's unexpired term, the Board named Rev. Don Jones, minister of the Sixth Presbyterian Church, 16th and Kennedy Streets, N.W. Mr. Jones has just completed his first two-year term on the Board.

The next meeting of the Board will be on Wednesday, July 8 at 8 p.m. at the NI office. It is open to NI members.

KUDOS FOR NI MEMBERS

Congratulations to the PTA of Whittier Elementary School for the fine job its volunteers have done in collecting, cataloging, and staffing a 1,022 book library.

Dorothy B. Gilliam, NI member recently won second place in the Capital Press Club's "Journalist of the Year Award" contest. She is a reporter for the Post, and her series titled "Teens in Trouble" won the award.

The U. S. State Department recently gave its Superior Honor Award to NI President, Bob Good, for some work he did on the Congo situation.

Gilbert A. Diggs, NI Board member, has been promoted from Assistant Principal to Principal of Sousa Junior High School.

FLASHES!!!

Karen Edwards, formerly Junior Neighbors President, has been appointed page editor of the Coolidge Courrier.

Pam Thurber and Elizabeth Davenport, both daughters of active NI members, have been elected officers of the Student Council at Coolidge High School. Both girls are active in Junior Neighbors.

* * * * * * *

A recent photo-story in the Star featured a group of 40 Paul Junior High students having a question and answer session with Supreme Court Justice Brennan. The visit was part of Paul's unique Democracy in Action program.

* * * * * * *

NI's Executive Director Margery Ware was a speaker and consultant for a Workshop on Integrated Housing in Suburbia sponsored by the Ludlow (Ohio) Community Association last month. This month she spoke to the Benning Lions Club and the Southeast Neighbors, a stabilization group which complemented NI by copying our leaflet "Well, I'm NOT moving" with Whistler's mother on the cover.

* * * * * * *

Doris Jordan's, NI's Community Organization Assistant, spoke to Lycoming College students who visited Paul Junior High School as part of their field trip to Washington last month. Recently Mrs. Jordan also spoke to the Howard University Human Relations Workshop.

* * * * * * *

Sterling Tucker, executive director of the Washington Urban League, has been chosen "Outstanding Young Washingtonian" by the Downtown Junior Chamber of Commerce. He is a resident of the NI area.

* * * * * * *

"Prize Notifier of Houses of Sale" is Mr. John Heywood, NI member from Brightwood, -- many thinks for letting the office know what's going on in your neighborhood. Thanks also to Mr. Eli Frankfeld of Manor Park for his call to the office regarding a house for sale.

* * * * * * *

Children from the Military Road School recently rehearsed and produced a skit for their parents and friends at Trinity Episcopal Church in Takoma.

* * * * * * *

The Cub Scouting Pack and Boy Scouting Troop 316 of Albright Memorial EUB Church, 4th and Rittenhouse Street, participated in the 1964 Scouting Exposition at the D.C. Armory. The Pack won a merit award and Troop 316's project, won second place.

CAKE FOR THE PUPILS, NOT APPLE FOR TEACHER

The girls of Sigma Phi Epsilon baked cakes for the dozen boys being helped by the Area F Youth Council to improve their study habits, reading and class work in various subjects. Many boys passed subjects they had been failing thanks to the help of Arthur Weyman, Gary Garber, Henry Agusiewicz, Assistant Principal of Paul Junior High School, and several Paul teachers.

Paul's shot teacher, Joe Brown, Jr. is coaching the Takoma Spoilers, junior and senior high school boys who will be entered in the city-wide baseball league.

LOST AND FOUND AT THE ART AND BOOK FESTIVAL

LOST: A silver Spiegel lady's identification bracelet. Call Mrs. Simmons, TA 9-7903; and a rachet wrench belonging to Mr. Mickens, Smithsonian exhibit specialist. Call Mrs. Slaiman, 829-3410.
FOUND: an electric extension cord; a hand-loomed mat and loom; a black sweater, a ball-point pen; a necklace, and a key. Call the NI office to claim any of these.

M-Y-C -- MARK YOUR CALENDAR

SPLASH PARTY - JULY 7 from 7-9 p.m. at the Takoma Swimming Pool, 4th and Van Buren Streets, N.W. Come and bring your neighbors. Call NI office for information. In case of rain, splash will be held on Tuesday, July 14.

NI PICNIC - JULY 12 -- see enclosed flier. In case of rain, picnic will be July 19.

GARDEN CLUB SUPPER PARTY - Saturday, JULY 18 at Naomi Inge's, 314 Nicholson Street, N.W. Program: questions and answers on summer flower and vegetable gardens and potted plants. All welcome. For information, call Mrs. Blanche Bradley, President -- TA 9-2908.

BOYS' SWIMMING MEET - JULY 28 - TAKOMA POOL. 4th and Van Buren Streets, N.W. at 9:45. City-wide finals for regional winners in D.C. Recreation Dept. competition (boys 8 to 18 years). For information call RA 3-8222, Takoma Pool.

SEE YOU AT THE PICNIC

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October 1964

NEWSLETTER

Report Solicitations by Real Estate Agencies

Mass solicitations of entire streets by a few real estate agencies continued this summer. Residents of the 7100 block of Cresheim Road signed a "don't Call Us, We'll Call You" petition informing the soliciting agency, Potterton, that none of them were interested in selling their homes. For the first time an agency has repeated a mass solicitation of residents who had already requested no further contact. The WMAN Real Estate Practices Committee is handling this violation, which is an unethical practice according to the standards of the Pennsylvania Real Estate Practices Commission.

If you receive a post card or a phone call inviting you to sell your home ("now" as the caller usually says), call Mrs. Steele at CH 2-1196; she will help you and your neighbors circulate a petition.

Real estate values in West Mount Airy have increased in the last ten years according to the preliminary report by the Real Estate Practices Committee. Ed Lavin, chairman, reported to the Board this his committee is studying the sales of representative houses in the area to determine whether the properties have increased or decreased in value. The committee plans to extend its research to all sales in the area after completing its representative survey.

PRR Starts Painting

Over $800 was given by residents of West Mt. Airy to keep up the grounds of the three stations of the Pennsylvania Railroad, in a two-day station campaign and a mailing to WMANers. Coincidentally, the Pennsylvania Railroad started painting the three stations.

Tha landscaping work was let out on the basis of bids received from local landscapers. The cost for two cuttings at the three stations came to $500. Local garden clubs are now being asked to take charge of one station a piece next year to plant flowers and shrubs.

Contributions are still coming in and the money in the fund will be used for the first cutting next year. Mr. and Mrs. Donald Scott organized the campaign and negotiated with the landscapers

R-1 Zoning Bill Needs Neighborhood Pressure

The Bill before City Council to upgrade the zoning of an area of West Mt. Airy needs help from residents of the whole neighborhood. The Bill proposes to raise the zoning classification from partly Class R-2 Residential and partly R-4 Residential to a single designation of R-1 residential, which allows only single homes on fairly large lots. While the Bill primarily affects residents of the area to be rezoned, it also affects the entire area since improved zoning in a nearby area tends to increase surrounding property values. The City Planning Commission has already passed favorably on this proposed Bill. Write your views to Councilman Isadore Bellis, City Hall.

In other zoning matters, the WMAN Zoning Committee agreed to support an application for the rezoning of a triangular lot next door to Glen Food Markets, on Hortter Street between McCallum and Greene, for use as a storage area. The market has agreed to put a high fence around the area which will improve the looks of the former vacant lot.

A petition to enlarge the body shop of Maclean's auto repair shop at 20 W. Allens Lane was opposed by WMAN.

Neighbors in the 400 block of West Durham Street met to plan opposition to a request to rezone a residence in the block to allow a catering service to be operated legally on the property. The hearing was held on Tuesday, October 6 and WMAN represented the area residents in opposing this request.

Thirty New Families Join WMAN

Thirty new families joined WMAN during the last three months, and courtesey mailings are now going as far as Denver, Colorado. Invite your neighbors to join and send their names to Mrs. Steele, who will write them a personal invitation to become members.

Tot Lot in Use

Children on Good Street are now playing in the eight tons of sand in the new Tot Lot on their block, acquired by the City through its tax-delinquent properties program of the Department of Licenses and Inspections, and by the efforts of the neighbors. The West Sharpnack Street - WMAN Joint Committee raised the money to buy sand and other equipment. Much of the basic equipment (swings, monkey bars, back yard furniture) was donated by WMANers. All those who worked on the Tot Lot thank those who contributed to the fun the children are having.

Neighborhood Meetings Planned

During the coming year, area meetings to discuss local problems will be held in

in sections of West Mt. Airy, it was decided at the September Board meeting. All the neighbors, members and non-members, will be invited to attend and to discuss their ideas about neighborhood problems. It is hoped that through these meetings neighbors will get to know each other better and WMAN will find more ways to serve the community.

If you would like to take part in planning these meetings, or in planning the one in your neighborhood, call Mrs. Steele at CH 2-1196.

WMAN Goes to World's Fair

In August, Mrs. Anita Schiff organized a bus tour to the World's Fair. A group of 40 WMANers had a door-to-door trip to the Fair and reported back that it was a highly succesful trip.

New Personnel Resources Chairman Appointed

Mrs. Jack Guttentag is the new chairman of the Personnel Resources Committee, whose job is to match members' interests and talents with the work to be done.

New Youth Employment Bureau Director Appointed

Mrs. Jeanette De Vault has been appointed director of the Youth Employment Bureau, which helps WMANers find teenagers for a variety of jobs. For rates and additional information call Mrs. De Vault at CH 7-8402.

Two More Pre-Schoolers' Play Days Announced

On October 8 and October 22 two more pre-schoolers' play days in the series of play days held all summer in backyards and neighborhood parks have been planned. All mothers and their pre-school children in the area are invited to come. The October 8 play day was held at Mrs. Dovie Reiff's, 612 W. Upsal Street. The October 22 play day will be at Mrs. Gerrie Johnson's, 618 W. Sedgwick Street. Both begin at 10:30 AM and last until lunch time. For additional information call Mrs. Maxine Field, chairman of the activity, at GE 8-2106.

NCCJ Conference Great Success for WMAN

WMAN hostesses for the visitors attending the National Council of Christians and Jews Parents' Workshop session in West Mt. Airy report that they had a wonderful time meeting the conference members, sharing problems with them and telling them about West Mt. Airy. Many of the hostesses also attended a dinner and evening session at the Radnor headquarters of the Conference. We have received five requests since then from our guests asking for more information about WMAN. WMAN hostesses were: Mrs. Jessie Brown and Mrs. Ruth Lovald, Mrs. Lois Gross and Mrs. Ruth Steele, Mrs. Renee Berger and Mrs. Daisy Reddick, Mrs. Edna Smalls and Mrs. Linda Levy, Mrs. Shirley Bansen and Mrs. Cora MacNeil, and Mrs. Francis Emory and Mrs. Harriet Heaney.

Speakers Bureau Booming

Speakers from WMAN are "spreading the word" at meetings all over the city this month. Neighborhood groups in East Mt. Airy and West Oak Lane invited WMAN, as did a local group on Westview Street. WMAN speakers will also address a group of retired clothing workers in center city. The Universalist Church of the Restoration, Stenton Avenue and Gorgas Lane has asked our help in developing a strong Social Action Committee. Speaking for WMAN at these various meetings are: Matt Bullock, Mrs. Theresa Crown and Mrs. Ruth Steele.

WMANers in the News

Mrs. Florence Ramos who teaches at Douglas School, received a citation from the Chapel of the Four Chaplains for her community work.

Mr. William T. Coleman served the Warren Commission in charge of one of the six areas of the investigation of the death of John F. Kennedy. Mr. Coleman is a native of Germantown and a graduate of Germantown High and the University of Pennsylvania. He now lives at 612 W. Hortter Street.

Help Wanted

Wanted: Retired person to stay with handicapped elderly woman an occasional evening and/or one or two days a week. Call VI 8-9297.

A Controversy over the proposed sale of ten acres of land in Roxborough for the building of a Catholic High School affects the West Mt. Airy section. The heart of the problem is whether sections of the park should or should not be sold to private parties. Since the park adds greatly to the desirability of our neighborhood, the decision may affect us in the future.

The land is presently leased to the High School of Agriculture and Horticulture, a public high school, and has been used by them for twenty-three years. A request last year by the School Board to lease a piece of park land for a temporary public school was refused by the Fairmount Park Commission and the City Council.

A Catholic High School is needed in the area, but land other than park land must be found for the site. Your opinions on the problem would be welcomed by: The Board of Education, 21st and the Parkway; The Fairmount Park Commission, West River Dr. near Montgomery Drive; and local newspapers including the Germantown Courier.

Lawrie Hamilton, Editor

A plan for 500 apartment units to be built on the two tracts west of Wissahickon Avenue between Allens Lane and Blue Bell Terrace is being circulated in the neighborhood.

WMAN is opposed to the building of these apartments, which would require down-grading the present zoning. The area is presently zoned R - 2, which permits single and detached homes. Last spring, at the request of WMAN, Councilman Isadore Bellis introduced a bill to upgrade the zoning to R - 1, the top residential zoning. The City Planning Commission approved this plan.

If the neighbors in West Mt. Airy want to protect the residential character of the area, our councilman and the Mayor must be made aware that many neighbors want the area upgraded to R - 1 zoning. Write to: Councilman Isadore Bellis and Mayor James H. J. Tate, City Hall, Philadelphia.

Lawrie Hamilton, Editor

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Mrs. W. Arthur Young

Executive Secretary
Mrs. Mel M. Steele

December, 1964

NEWSLETTER

New Houses Going Up

The growing hole in the ground on the west side of Wissahickon Avenue south of Mt. Airy Avenue marks the beginning of five new houses to be built on the controversial parcel of land there, according to Jerry Balka, WMAN Zoning Committee member.

The ranch and split level modern homes will be on lots of approximately two-thirds of an acre each. Four will front on Mt. Airy Avenue and the other on Wissahickon Avenue. The builder is Felix Claus and Son.

The bill to upgrade the zoning of this tract from R-2 to R-1 is still pending in City Council. If the bill is passed, the new zoning would apply to the remaining vacant acres. The new houses, however, will conform closely to the specifications for R-1 zoning.

The builder has an option on the rest of the tract (known as the Horse Show tract). He may eventually build a total of eleven houses on the fifteen acres.

Schools Committee Gets New Chairmen

Ralph Bieber and Bennett Stalvey, Jr. have been appointed co-chairmen of the Schools Committee to replace Bill Moyer who resigned when he moved to Doylestown, where he is practicing law.

Mr. Bieber previously served as Schools Committee chairman and is familiar with the problems needing attention.

The Committee will be divided into three sub-committees:

1. City-wdie educational concerns: This group will work with other citizen organizations and will study and deal with current activities, such as the budget, home rule charter commission, etc.

2. Immediate local area schools: This group will try to aid the three local schools, Henry, Houston and Lingelbach, in their problems.
3. Secondary schools : This group will gather facts about conditions in the junior highs serving the area: Leeds and Roosevelt. Later they will suggest concrete proposals on any problems they discover.

Neighbors Oppose Magaziner Apartments

Forty neighbors in the Upsal-Emlen-Cliveden area attended a Zoning Board hearing on granting of zoning variances to build an apartment at Upsal and Emlen Streets, designed by Henry Magaziner, local architect.

The group, led by Charles Mitchell, gave a two hour presentation to the Zoning Board, which was listened to intently. The decision will be handed down by the Board in the near future. Louis Levy, chairman of WMAN Zoning Committee and Ed Lavin, chairman of WMAN Real Estate Practices Committee represented West Mt. Airy Neighbors in the fight to oppose this proposed construction.

The Word Spreads

A student from Bryn Mawr has elected to do a term paper in sociology using the West Mt. Airy Neighbors as her subject matter.

A Penn graduate student is planning to do a study of our organization for a Political Science paper.

Mrs Burt Dyson, recently moved to Wausau, Wisconsin, has written for the full WMAN story to tell to an adult study group in her new home town. Fred Gaines, an active WMANer, has generously offered his large collection of slides to Mrs. Dyson to help her spread the word.

Library Series Gets Rolling:

Doris Guttentag, acting chairman of the Library Series, requests suggestions from members for subject matter desired in a series of programs to be presented with the cooperation of the Lovett Branch of the Free Library. All suggestions will be gratefully accepted by Ruth Steele at our office, CH 2-1196.

Choral Singers: Attention

On Sunday evening, January 10, 1965 your voice is needed to add to the general fun of four part singing. A new group is meeting for the first time on that date at the home of Ruth Steele, 7139 Cresheim Road. Come at 8 PM and plan to lift your voice for two hours. Your friends are most welcome. WMAN hopes to provide a professional leader: so those that enjoy four-part choral music (from Palestrina to Vaughn Williams) are invited.

M E R R Y C H R I S T M A S

H A P P Y H A N N U K A H

S E A S O N ' S G R E E T I N G S,

O N E A N D A L L

Lawrie Hamilton
Editor

FLASH

Just prior to press time, WMAN was informed that the City Planning Commission made the following recommendation to the Zoning Board re: the Upsal-Emlen case noted on Page 2:

That the said variances not be granted.

The reasons for the Commission's recommendation are:

1. The immediate area surrounding this property is presently developed with detached and semi-detached dwellings.

2. The proposed development is not in keeping with either the existing surrounding development or the intent of the R-3 Residential classification.

Technical Bulletin

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Baltimore's Charles Center

A Case Study of Downtown Renewal

Urban Land Institute . . . . . T. B. 51

1200 18th Street, N. W. • Washington, D. C. 20036 • Max S. Wehrly, Executive Director